

In pursuance of its powers under the Acts and Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application

Applicant	GORDON MYTTON DEVELOPMENTS	Code Number	BAN P/2022/0029
Agent	BOB DEWEY PLANNING MR B DEWEY THE GABLES LLANFYNYDD WREXHAM LL11 5HG	Date Received	11/01/2022
		Decision Date	29/11/2022

Town and Country Planning Act, 1990

Location of application

16, DEE COURT, BANGOR ON DEE, WREXHAM. LL13 0AQ

Description of application

TRAWSNEWID ADEILAD I ANNEDD / CONVERSION OF BUILDING TO DWELLING

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

EC12	Development and flood risk
EC13	Surface water run-off
EC6	Biodiversity Conservation
EC7	Conservation Areas
GDP1	Development objectives
H2	Residential development within settlements
PS1	Settlement limits
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	29/11/2022	Planning permission issued

Particulars of decision that permission be GRANTED
Subject to the following:-

Condition(s)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.

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2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered and labelled as follows:
 - Drawing no. 18.5924/4, Rev A, Date: Dec 2018
 - Drawing no. 18.5924/3, Rev A, Date: Dec 2018
 - Drawing no. 18.5924/B1, Rev A, Date: Dec 2018
 - Flood Consequences Assessment by Fairhurst 146521/01, Date: December 2021
 and as contained within the application documentation.
3. No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.
4. The finished floor levels of the dwelling hereby permitted shall be set to a minimum of 15.06m AOD and retained as such thereafter.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
3. To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.
4. To protect the dwelling against the risk of flooding.

Note(s) to applicant

It is recommended that flood resistance/ resilience measures are introduced into the property. These could include flood barriers on ground floor doors, windows and access points, implementation of suitable flood proofing measures to the internal fabric of the ground floor and locating electrical sockets/components at a higher level above possible flood level. It is also advised to register this address in order to receive local flood warnings.

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David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio
Chief Officer Economy and Planning

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm