

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	MR AND MRS GRAHAM	Code Number	GRE P/2022/0391
Agent	MRS CLAIR HUGHES CHDESIGN ATHENIA THE GREEN NORTHOP FLINTSHIRE CH7 6BD	Date Received	20/04/2022
		Decision Date	19/05/2022

Town and Country Planning Act, 1990

Location of application

MARFORD GATE, CHESTER ROAD, MARFORD, WREXHAM, LL12 8SF

Description of application

DYMCHWEL TY ALLAN, CODI ESTYNIAD UNLLAWR AR YR OCHR A THRAWSNEWID ATIG A GAREJ / DEMOLITION OF OUTBUILDING, ERECTION OF SINGLE STOREY SIDE EXTENSION AND LOFT AND GARAGE CONVERSION

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

GDP1	Development objectives
PS2	Development and the environment

Revision	Date	Description of Decision
0	19/05/2022	Planning permission issued

Particulars of decision that permission be GRANTED

Subject to the following:-

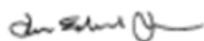
Condition(s)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 3, 5 Rev A , 6 Rev A, 7 and 12 Rev A and as contained within the application documentation.
3. No facing or roofing materials shall be used other than materials matching those used on the existing building.

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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 ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.



Ian Jones

Prif Swyddog Cynllunio a Rheoleiddio Dros Dro

Interim Chief Officer Planning & Regulatory

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

