

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	MRS ELAINE WONG	Code Number	GRE P/2022/0512
Agent	MRS ELAINE WONG THE PADDOCK OLD WREXHAM ROAD GRESFORD WREXHAM LL12 8UA	Date Received	23/03/2022
		Decision Date	03/10/2022

Town and Country Planning Act, 1990

Location of application

THE PADDOCK, OLD WREXHAM ROAD, GRESFORD, WREXHAM, LL12 8UA

Description of application

GOSOD DECIN A CHODI SIED (ÔL-WEITHREDOL) / ERECTION OF DECKING AND SHED (IN RETROSPECT)

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
PS1	Settlement limits
PS2	Development and the environment

Revision	Date	Description of Decision
0	03/10/2022	Planning permission issued

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

Condition(s)

1. The development hereby permitted shall be removed within 28 days of a failure to meet any one of the requirements set out in i) to iv) below:
 - i) Within 12 weeks of the date of this decision details of a screen of 1.8m high (as measured from the finished floor level of highest part of the decking) that shall be erected along the northern edge of the decking have been submitted for the written approval of the local planning authority;
 - ii) If within 20 weeks of the date of this decision the local planning authority refuse to approve the scheme or fail to give a decision within the

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prescribed period, an appeal shall have been made to, and accepted as validly made by, the Welsh Ministers

iii) If an appeal is made in pursuance of ii) above, that appeal shall have been finally determined and the submitted details shall have been approved by the Welsh Ministers

iv) The approved screen has been full erected in accordance with approved details within 12 weeks from the date of approval in writing by the Local Planning Authority or, in the event of ii) and iii) above, by the Welsh Ministers.

Upon erection of the screen, it shall thereafter be permanently retained in strict accordance with the details as approved.

Reason(s)

1. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant



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

