

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 FIELD	Code Number	MIN P/2021/1196
Agent	ALEX FIELD INICIO PROJECTS FLAT 22 CHURCH ROAD WILMSLOW ROAD MINERA LL11 3DA	Date Received	29/11/2021
		Decision Date	24/05/2022

Town and Country Planning Act, 1990

Location of application

THE STABLES, PLAS GWYN, CHURCH ROAD, MINERA, WREXHAM, LL11 3DA

Description of application

DYMCHWEL PORTSH PREN A GWYDR A CHODI PORTSH DERW AGORED NEWYDD GYDA DRWS FFRYNT DERW NEWYDD / DEMOLITION OF EXISTING TIMBER AND GLASS PORCH AND ERECTION OF A NEW OPEN-SIDED OAK PORCH WITH NEW OAK FRONT DOOR

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

EC7	Conservation Areas
EC9	Listed buildings of special architectural or historic interest
GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment

Revision	Date	Description of Decision
0	24/05/2022	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 Location Plan, 002

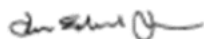
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Proposed plans and elevations, 003 proposed site plan and as contained within the application documentation.

3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.

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

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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

