

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 MASTAK SARWAR

Code Number

WRA P/2022/0463

Agent MR DAVID SELVEY
DMS ARCHITECTURAL SERVICES
31 HAIG ROAD
HIGHTOWN
WREXHAM
LL13 7BU

Date Received

06/05/2022

Decision Date

04/07/2022

Town and Country Planning Act, 1990

Location of application

51, CARDIGAN ROAD, WREXHAM, LL12 7TS

Description of application

ESTYNIAD UNLLAWR I GEFN YR EIDDO / SINGLE STOREY REAR EXTENSION

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

Revision	Date	Description of Decision
0	04/07/2022	PLANNING PERMISSION ISSUED
1	25/10/2022	P/2022/0669 - NON MATERIAL AMENDMENT TO PLANNING PERMISSION P/2022/0463 TO AMEND APPROVED PLANS (WINDOWS AND DOORS)

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 amended plan(s) numbered FV7 / B0522 / 1d.

S96 Non-material amendment Approved on: 25.10.2022

Reference Number: P/2022/0669

By: Wrexham County Borough Council

Deleted Drawing Ref: FV7 / B0522 / 1d

Approved Amended Drawing Ref: FV7 / B0522 / 1f

3. No facing or roofing materials shall be used other than materials matching those used on the existing building.

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.

Note(s) to applicant

The accuracy of the detailed plans and drawings forming part of the application documents hereby approved shall remain the responsibility of the applicant/developer.



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

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