

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 TIM EDWARDS	Code Number	GWE P/2021/1034
Agent	BLUEPRINT LTD MR DAFYDD EDWARDS OFFICE 3K4 REDWITHER TOWER WREXHAM INDUSTRIAL ESTATE WREXHAM LL13 9XT	Date Received	25/10/2021
		Decision Date	09/08/2022

Town and Country Planning Act, 1990

Location of application

, COURT HEY, 3 HILLCREST COTTAGE, MOLD ROAD, CEFN Y BEDD, WREXHAM, LL12 9US

Description of application

ISRANNU ANNEDD BRESENNOL YN DILYN ESTYNIAD
CYMERADWYEDIG I DDARPARU DAU ANNEDD GYDA DWY YSTAFELL
WELY (OL-WEITHREDOL) / SUBDIVISION OF EXISTING DWELLING
FOLLOWING APPROVED EXTENSION TO PROVIDE TWO NO:2 BED
DWELLINGS (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:-

EC13	Surface water run-off
EC6	Biodiversity Conservation
EC9	Listed buildings of special architectural or historic interest
GDP1	Development objectives
H4	Sub-division of dwellings
PS1	Settlement limits
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	09/08/2022	Planning permission issued

Particulars of decision that permission be GRANTED

Subject to the following:-

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Condition(s)

1. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered: E079/002 Revision A, E079/003 Revision D and as contained within the application documentation.

Reason(s)

1. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.

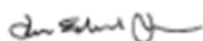
Note(s) to applicant

Your attention is drawn to Highway Supplementary Notes - 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.h
tm](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)

A licence must be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to lower the kerbline and cross the footpath in connection with condition no. @@. Further guidance can be obtained from the Highway Authority of Wrexham County Borough Council on telephone 01978 729670.

You are advised that the planning permission hereby granted does not authorise any building over, diversion, connection or other interference with any sewer, public or private, which crosses the site. You are advised to contact Welsh Water, PO Box 10, Treharris, CF46 6XZ (Tel: 01443 331155) in this regard, prior to undertaking any groundwork in connection with the development. Should you be required to depart from the details hereby approved, you should contact the Council's planning department to seek further advice with regard to the submission of amended plans and / or a new planning application.



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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