

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 SUE GRAVES	Code Number	BRO P/2022/0846
Agent		Date Received	21/09/2022
		Decision Date	03/11/2022

Town and Country Planning Act, 1990

Location of application

15, HALL VIEW, CAEGO, WREXHAM, LL11 6YP

Description of application

CODI LLETY ATEGOL / ERECTION OF ANCILLARY ACCOMMODATION

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	03/11/2022	Planning permission issued

Particulars of decision that permission be GRANTED

Subject to the following:-

Condition(s)

1. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered as follows:

- Location Plan: 1:250 & 1:500 @A4
- Proposed block plan 1:100 @A4
- Proposed plans and elevations 1:100 & 1:50 @A4
- Proposed side elevations 1:100 @A4
- Proposed front and rear elevation 1:100 @A4

and as contained within the application documentation.

2. The ancillary accommodation hereby approved shall be ancillary to the existing dwelling 15 Hall View, Caego, Wrexham, LL11 6YP and shall not be used, occupied or disposed of separately from that dwelling or used as a separate dwelling or building.

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3. No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

Reason(s)

1. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
2. To ensure that the building is not used as or sold off as a separate planning unit.
3. To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

Note(s) to applicant

In accordance with Planning Policy Wales (Edition 11) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements.



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

