

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 JOE MORGAN	Code Number	RHO P/2022/0538
Agent	GERAINT EDWARDS ARKIFY 36 PLAS TIRION JOHNSTOWN WREXHAM LL14 1UR	Date Received	09/06/2022
		Decision Date	12/10/2022

Town and Country Planning Act, 1990

Location of application

HAFODTY, CHURCH STREET, RHOSLLANERCHRUGOG, WREXHAM, ,
LL14 2BP

Description of application

ADEILADU GAREJ / ERECTION OF GARAGE

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
PS1	Settlement limits
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	12/10/2022	Planning permission issued

Particulars of decision that permission be GRANTED

Subject to the following:-

Condition(s)

1. The development hereby permitted shall be commenced before the expiry of 5 years from the date of this permission.
2. The development hereby permitted shall only be carried out in strict accordance with the details shown on the following approved amended documents and drawings:

- Location Plan (ref: A101 Rev D),
- Proposed Floor Plan and Elevations Plan (ref: A102 Rev E),

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3. No facing or roofing materials shall be used for the development hereby permitted other than those used on the existing building.

4. The garage hereby approved shall be ancillary to the existing dwelling 'Hafodty, Church Street, Rhos' and shall not be used, occupied or disposed of separately from 'Hafodty, Church Street, Rhos' or as a separate dwelling or 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.
4. In accordance with the terms of the planning application and to prevent the creation of an independent residential or planning unit.

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

