

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	S PARKER	Code No	GRE P/2022/0401
Agent	MR TOM SMITH D2 ARCHITECTS SOUGHTON HOUSE 2 NICHOLAS STREET MEWS CHESTER CH1 2NS	Date Received	25/04/2022 01/07/2022
		Decision Date	

Town and Country Planning Act, 1990
Section 73

Location of application

BARNSIDE, COX LANE, PARK SIDE, ROSSETT, , LL12 0BH

Description of application

TYNNU AMOD 04 (FFENESTRI ANHRYLOYW) CANIATAD CYNLLUNIO
P/2022/0043 / REMOVAL OF CONDITION 04 (OBSCURE GLAZING) OF
PLANNING PERMISSION P/2022/0043

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

EC1	Green Barriers
EC5	Special Landscape Areas
EC9	Listed buildings of special architectural or historic interest
GDP1	
PS2	Development objectives Development and the environment

Revision	Date	Description of Decision
0	01/07/2022	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 PL01A Proposed floor plans, PL02A Proposed elevations PL03A Proposed elevations PL04 Proposed site layout EC01 Location Plan and as contained within the application documentation.

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

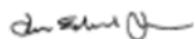
Reason(s)

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.

Note(s) to applicant

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority



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