

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	WCBC	Code Number	LLAP/2022 /0736
Agent	WCBC MR LEWIS LUND HOUSING AND ECONOMY RUTHIN ROAD WREXHAM LL13 7TU	Date Received	02/08/2022
		Decision Date	12/10/2022

Town and Country Planning Act, 1990

Town and Country Planning (General Regulations) 1992 - Regulation 3

Location of application

24, LLAY NEW ROAD, LLAY, WREXHAM, LL12 0PT

Description of application

ADEILADU FFENS (1.8M) I FLAEN A OCHR YR EIDDO / ERECTION OF FENCE (1.8M) TO FRONT AND SIDE

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
PS2	Development and the environment

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

Particulars of decision that planning 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) submitted 13 September 2022 and as contained within the application documentation.
3. The fence shall only remain in place whilst the property is occupied by Emma Walsh. Upon her ceasing to reside at the property the fence shall be replaced by one measuring 1.2 metres as previously existed

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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. In the interests in the appearance of the area

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