

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 PAUL BUCHANAN	Code Number	ROS P/2022/0724
Agent	TECWYN WILLIAMS	Date Received	08/08/2022
		Decision Date	04/10/2022

Town and Country Planning Act, 1990

Location of application

HOLMLEIGH, STATION ROAD, ROSSETT, WREXHAM, LL12 0HE

Description of application

ESTYNIAD DEULAWR I GEFN YR EIDDO A NEWIDIADAU O AMGLYLCH DRWS YN Y BLAEN / TWO STOREY REAR EXTENSION AND ALTERATIONS TO DOOR SURROUND ON FRONT ELEVATION

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

EC7	Conservation Areas
GDP1	Development objectives
PS1	Settlement limits

Revision	Date	Description of Decision
0	04/10/2022	Planning permission issued
1	06/11/2022	P/2022/0908 - DISCHARGE OF CONDITIONS 3 (MATERIALS), 4 (MATERIALS) AND 5 (WINDOW DETAILS) OF PLANNING PERMISSION P/2022/0724

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 approved and amended plan(s) numbered and labelled as follows:

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- Site Plan As Proposed 1:200
- Project No. 22/08, Drawing No. WD 01 A, Rev A, Dated 27.07.22
- Project No. GEN. Drawing No. S.W-01, Dated 18.04.13
- Site location plan 1:1250

3. No part of the development shall commence until samples of all external facing and roofing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.

Date Approved: 06/11/2022 **Reference Number:** P/2022/0908

By: Wrexham County Borough Council

Approved Details: Letter dated 18th October 2022 and stamp-dated 21 Oct 2022 – Terca Kassandra Multi Brick 65mm from Beerse Factory and Welsh Roofing Slate (viewed on site 04.11.2022).

4. No works shall commence until drawings to scale 1:5 and 1:20 fully detailing the new replacement door have been submitted to and approved in writing by the Local Planning Authority. The details shall fully describe the proposed materials and decorative/protective finishes. The works shall only be carried out in strict accordance with such details as are approved.

Date Approved: 06/11/2022 **Reference Number:** P/2022/0908

By: Wrexham County Borough Council

Approved Details: Project No. 22/09, Drawing number DIT.01, Dated 18.10.22

5. No works shall commence until details of the proposed materials and protective finishes of the windows have been submitted to and approved in writing by the Local Planning Authority. The works shall only be carried out in strict accordance with such details as are approved.

Date Approved: 06/11/2022 **Reference Number:** P/2022/0908

By: Wrexham County Borough Council

Approved Details: Letter dated 18th October 2022 and stamp-dated 21 Oct 2022 and email dated 03 November 2022 from Tecwyn Williams.

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.

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Code Number ROS P/2022/0724

Agent TECWYN WILLIAMS

Date Received 08/08/2022

04/10/2022

Decision Date

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.

4. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

5. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant

The accuracy of the detailed plans and drawings forming part of the application documents hereby approved shall remain the responsibility of the applicant/developer.



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

