

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 ELLIS	Code Number	LLR P/2022/0281
Agent	MR ELGAN ROBERTS ST OSWALDS ARCHITECTURAL ST OSWALDS NANT Y CAWS OSWESTRY SY10 9AP	Date Received	26/01/2022
		Decision Date	13/05/2022

Town and Country Planning Act, 1990

Location of application

GLASFRYN, PEN Y GRAIG, FRONCYSYLLTE, LL20 7RT

Description of application

ESTYNIAD LLAWR CYNTAF I OCHR YR EIDDO / FIRST FLOOR SIDE EXTENSION

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	13/05/2022	Planning permission issued

Particulars of decision that permission be GRANTED Subject to the following:-

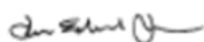
Condition(s)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. No facing or roofing materials shall be used other than materials matching those used on the existing building.
3. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) dated January 2022 and as contained within the application documentation.

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Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. 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.
3. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.



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

