

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 SION EDWARDS	Code Number	MIN P/2022/0315
Agent	MR SION EDWARDS BRYN HYFRYD FFORDD UCHAF GWYNFRYN WREXHAM LL11 5UN	Date Received	31/03/2022
		Decision Date	13/05/2022

Town and Country Planning Act, 1990

Location of application

BRYN HYFRYD, FFORDD UCHAF, GWYNFRYN, WREXHAM, LL11 5UN

Description of application

ESTYNIADAU UNLLAWR I OCHR A CHEFN YR EIDDO / SINGLE STOREY SIDE AND REAR EXTENSIONS

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:-

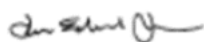
Condition(s)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 2022/BH/01/PROPOSED and as contained within the application documentation.
3. No facing or roofing materials shall be used other than materials matching those used on the existing building.

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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. 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.



Ian Jones

Prif Swyddog Cynllunio a Rheoleiddio Dros Dro

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

