

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



|                  |                                                                                                                         |                      |                 |
|------------------|-------------------------------------------------------------------------------------------------------------------------|----------------------|-----------------|
| <b>Applicant</b> | MR IAN SMITH                                                                                                            | <b>Code Number</b>   | LLA P/2022/0682 |
| <b>Agent</b>     | DLP PLANNING LTD<br>MR PHILLIP TSCHABOLL-SELENKO<br>GROUND FLOOR<br>V1-VELOCITY<br>TENTER STREET<br>SHEFFIELD<br>S1 4BY | <b>Date Received</b> | 02/08/2022      |
|                  |                                                                                                                         | <b>Decision Date</b> | 29/09/2022      |

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### **Town and Country Planning Act, 1990: Section 96A**

### **Non-material amendment to Planning Permission**

#### **Location of application**

LLAY ROYAL BRITISH LEGION, BRITISH LEGION SOCIAL CLUB, WATTS DYKE,  
LLAY, WREXHAM, LL12 0RL

#### **Description of application**

DIWYGIAD ANSYLWEDDOL I AMRYWIO AMOD 2 YNG NGHANIATAD  
CYNLLUNIO CAIS RHIF P/2018/0933 I GANIATAU AMSER YCHWANEGOL I  
GYFLWYNO MATERION A GEDWIR YN OL / NON MATERIAL AMENDMENT TO  
VARY CONDITION 2 OF PLANNING PERMISSION CODE NUMBER P/2018/0933  
TO ALLOW EXTRA TIME FOR THE SUBMISSION OF RESERVED MATTERS

**Your application for a non-material amendment to the above mentioned  
planning permission is REFUSED**

#### **Reason(s)**

The proposal is not considered to be a non-material amendment to the original planning permission. In terms of varying the conditions the Council needs to consider whether there has been any material change in circumstances and in this instance the matter of the drainage and the potential increase in phosphorus and associated impact on the River Dee SSSI/SAC is a material consideration.

#### **Note(s) to applicant**

The applicant is advised that there is no right of appeal against the Council's refusal to grant this non-material amendment.

The applicant is advised to contact the Council to discuss other options and procedures for making the desired changes to the existing planning permission.

The applicant is advised to contact the Council's Head of Community Wellbeing and Development prior to the preparation of detailed plans.

You are advised to contact the Council's Chief Planning Officer prior to the preparation of detailed plans.

The permission hereby granted does not authorise encroachment upon, or interference with, the adjoining property.

No notifiable hazards shall be introduced on any part of the application site at a later date until/unless a Hazardous Substance Consent has been obtained.

The details required in connection with Condition 2 above should include precise size measurements of the window and bars, style of glazing bar(s), its position within the opening, sill dimensions etc, method of fixing the lights within the frame and painted colour scheme.

You are advised that any rain water goods should be cast iron, painted black.

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|                  |                                                                                                                         | <b>Decision</b><br><b>Date</b>                  |                              |



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](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)