

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	GARETH THOMAS	Code Number	CHI P/2021/0971
Agent	EMILY LLOYD HDS ARCHITECTURAL SERVICES THE FOUNDRY 15 YORKE STREET WREXHAM LL13 8LW	Date Received	06/10/2021
		Decision Date	22/11/2021

Town and Country Planning Act, 1990

Location of application

29, CASTLE WALKS, CHIRK, WREXHAM, LL14 5LQ

Description of application

ESTYNIAD UNLLAWR I GEFN YR EIDDO / SINGLE STOREY REAR EXTENSION

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

EC11	Archaeology
EC7	Conservation Areas
GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment

Revision	Date	Description of Decision
0	22/11/2021	Planning permission issued
1	17/1/2022	P/2022/0015 Non-material amendment approved
2	21/1/2022	P/2022/0051 Non-material amendment approved

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.

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2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered:

CW/PD/03A Proposed floor plans

CW/PD/04A Proposed elevations

CW/PD/05 Location plan and site plans

and as contained within the application documentation.

Date Approved: 17/1/2022 **Reference Number:** P/2022/0015

By: Wrexham County Borough Council

Approved Details: Drawings 03B Proposed floor plans, 05B proposed elevations

Date Approved: 21/1/2022 **Reference Number:** P/2022/0051

By: Wrexham County Borough Council

Approved Details: Drawings 02C Proposed floor plans, 05C proposed elevations

3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.

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.

Note(s) to applicant

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

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**Officer Appointed for this purpose
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

