

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	JOHN MULLIGAN	Code Number	GWE P/2022/0570
Agent	HDS ARCHITECTURAL SERVICES CARL HUGHES THE FOUNDRY 15 YORKE STREET WREXHAM LL13 8LW	Date Received	16/06/2022
		Decision Date	28/07/2022

Town and Country Planning Act, 1990

Location of application

8, HIGH STREET, GWERSYLLT, WREXHAM, LL11 4UA

Description of application

ESTYNIAD DEULAWR I OCHR YR EIDDO / TWO STOREY 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
PS1	Settlement limits

Revision	Date	Description of Decision
0	28/07/2022	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 amended plan(s) numbered HS/PD/08 Rev-B, HS/PD/06 Rev-A, HS/PD/04 Rev-A, HS/PD/05 Rev-A and HS/PD/09.
3. No facing or roofing materials shall be used other than materials matching those used on the existing building.
4. Gas protection measures should be installed in the development hereby permitted. A methodology of these works (including specification details, design plans, installation, inspection and validation details etc...)

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should be submitted in writing to the Council for approval prior to any works commencing on site.

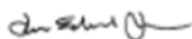
Reason(s)

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.
4. In the interests of the amenities of the future occupants of the buildings 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.

It is acceptable to the Council to provide the same remediation measures as used in the development approved under reference P/2004/0561, however the design details and validation details should be confirmed in writing to the Council. Should you require any advice on this issue please contact the Council's Contaminated Land Team on 01978 298870 or contaminatedland@wrexham.gov.uk.



Ian Jones

Prif Swyddog Cynllunio a Rheoleiddio Dros Dro

Interim Chief Officer Planning & Regulatory

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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

