

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	MELANIE HORBURY	Code Number	COE P/2022/0729
Agent	MELANIE HORBURY LONGSIGHT BRYN Y GAER ROAD PENTRE BROUGHTON WREXHAM LL11 6AT	Date Received	05/08/2022
		Decision Date	28/09/2022

Town and Country Planning Act, 1990

Location of application

MONASTIR, MIDDLE ROAD, COEDPOETH, WREXHAM, , LL11 3TN

Description of application

CODI TY ALLAN NEWYDD, YMESTYN BALCONI A NEWID FFENESTRI /
ERECTION OF REPLACEMENT OUTBUILDING, EXTENSION OF
BALCONY AND ALTERATIONS TO WINDOWS

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	28/09/2022	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 approved and amended plan(s) labelled and dated as follows:
 - Proposed Ground Floor Rev C, 26.09.2022
 - Proposed First Floor Rev C, 26.09.2022
 - Proposed elevations (Front elevation and side elevation) Rev C, 26.09.2022
 - Proposed elevations (Rear elevation and side elevation) Rev C, 26.09.2022
 - Proposed block plan 1:200 @ A4

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- Location plan 1:250 & 1:500 @ A4
 - Proposed outbuilding elevations 1:100 @A4
 - Proposed garage 1:100 @ A4
3. No facing or roofing materials shall be used other than those detailed 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 accuracy of the detailed plans and drawings forming part of the application documents hereby approved shall remain the responsibility of the applicant/developer.



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

