

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	MRS CAROL O'GRADY	Code Number	WRA P/2022/0664
Agent	JACK FELGATE 23 FFORDD ESTYN WREXHAM LL11 2SS	Date Received	19/07/2022
		Decision Date	13/09/2022

Town and Country Planning Act, 1990

Location of application

25, FRIARS CLOSE, WREXHAM, LL12 7RA

Description of application

GOSOD TO AR OLEDDF YN LLE'R TO FFLAT YN NHU BLAEN YR EIDDO /
REPLACEMENT OF FLAT ROOF TO PITCHED ROOF TO FRONT OF
PROPERTY

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

Revision	Date	Description of Decision
0	13/09/2022	Planning permission issued

Particulars of decision that permission be GRANTED Subject to the following:-

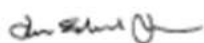
Condition(s)

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 details shown on the approved drawing(s) numbered O02.1.003 – July 2022, O02.1.001 – July 2022, O02.1.004 – July 2022, 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

