

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 CATHERINE WANTLING	Code Number	ESC P/2021/0747
Agent	MR SHAUN MILLINGTON TIER CONSULTANT LTD RICHMOND HOUSE SANDPIPER COURT CHESTER CH4 9QZ	Date Received	16/07/2021
		Decision Date	03/09/2021

Town and Country Planning Act, 1990

Location of application

BRONWYLFA HALL, BRONWYLFA, WREXHAM, LL14 4LD

Description of application

DEMOLITION AND REPLACEMENT OF EXISTING POOL HOUSE /
ESTYNIAD LLAWR CYNTAF AC ADDASIADAU I'R ANNEDD

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

EC5	Special Landscape Areas
GDP1	Development objectives
PS2	Development and the environment

Revision	Date	Description of Decision
0	03/09/2021	Planning permission issued
1	22/09/2022	Non Material Amendment, P/2022/0815 refers

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) dated 20/05/2021 and as contained within the application documentation.

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

Non-Material Amendment; Application reference: P/2022/0815 Details

Approved: Wantling Pool House Post and Beam Plan dated 15/07/2022,
Vertical Cedar Cladding **Approved By:** Wrexham County Borough Council

Dated 22/09/2022

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



**Officer Appointed for this purpose
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

