

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	MISS TRACEY DASS	Code Number	WRO P/2022/0674
Agent	MISS TRACY DASS 71 ERDDIG ROAD WREXHAM LL13 7DP	Date Received	20/07/2022
		Decision Date	14/09/2022

Town and Country Planning Act, 1990

Location of application

71, ERDDIG ROAD, WREXHAM, LL13 7DP

Description of application

GOSOD FFENESTRI NEWYDD / INSTALLATION OF REPLACEMENT WINDOWS

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

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

Revision	Date	Description of Decision
0	14/09/2022	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 5 years from the date of this permission.
2. The development hereby permitted shall only be carried out in strict accordance with the details shown on the following approved documents and drawings:
 - Application Form, dated 19 July 2022,
 - Location Plan (ref: CYM772252,
 - Sliding Sash Sections - Weights & Pullies - Sheet 3 of 3 (ref: CG-BFSS_PQ.dwg - Rev.A), dated 26 July 2022,

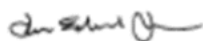
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- CS Group - Heritage Units Centre Pane U-Values,
- Tmbabuild Timbaglaze Plan (ref: 22377 - Rev.C - Erddig Road),
and as contained within the application documentation.

3. No materials shall be used for the development hereby permitted other than materials as detailed within the Application Form dated 19 July 2022 and as shown on the approved plan Sliding Sash Sections - Weights & Pullies - Sheet 3 of 3 (ref: CG-BFSS_PQ.dwg - Rev.A), dated 26 July 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 and character of the area and surrounding Conservation Area.



Ian Jones

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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

