

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 DONNA FRYER	Code Number	BRY P/2019/0577
Agent	HDS ARCHITECTURAL MISS PHOEBE HUGHES THE FOUNDRY 15 YORKE STREET WREXHAM LL13 8LW	Date Received	05/08/2019
		Decision Date	13/09/2019

Town and Country Planning Act, 1990

Location of application

BRYN HYFRYD, MINERA ROAD, FFRITH, WREXHAM, LL11 5LR

Description of application

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
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	13/09/2019	PLANNING PERMISSION ISSUED
1	21/12/2021	P/2021/1176 - NON-MATERIAL AMENDMENT TO PLANNING PERMISSION P/2019/0577 TO AMEND APPROVED PLANS
2	08/04/2022	P/2022/0301 - NON-MATERIAL AMENDMENT TO PLANNING PERMISSION P/2019/0577 TO AMEND APPROVED PLANS

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.

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2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered BH/PD/03, BH/PD/04 and BH/PD/05 and as contained within the application documentation.

S96 Non-material Amendment Approved on: 21/12/2021

Reference Number: P/2021/1176

By: Wrexham County Borough Council

Deleted Drawing Refs: BH/PD/03 and BH/PD/04

Approved Amended Drawing Refs: MR/BR/01 Rev B, MR/BR/02 Rev A, and MR/BR/09 Rev B

S96 Non-material Amendment Approved on: 08/04/2022

Reference Number: P/2022/0301

By: Wrexham County Borough Council

Deleted Drawing Refs: MR/BR/02 Rev B, and MR/BR/09 Rev B

Approved Amended Drawing Refs: MR/BR/09 Rev D and MR/BR/04 Rev D

3. No facing or roofing materials shall be used other than materials matching those used on the existing building.
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification), no further development shall take place under Classes A, B, C, D, E, F and G of Schedule 2 Part(s) 1, other than the development hereby granted permission.

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. 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

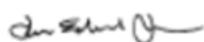
Note(s) to applicant

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All works relating to this development which are audible beyond the site boundary should be carried out only between 7.30 and 18.00 hrs Monday to Friday, and 08.00 to 14.00 hrs on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60, Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

The applicant should adhere to the times given above wherever possible. For further information and advice regarding construction noise please contact the Council's Housing and Public Protection Department on 01978 315300.



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

