

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	MR S AND D WILLIAMS	Code Number	BRN P/2022/0555
Agent	ADAM TURNELL SHINGLER GROUP 6 MOUNT STREET SHREWSBURY SY3 8QP	Date Received	15/06/2022
		Decision Date	18/07/2022

Town and Country Planning Act, 1990

Location of application

CHURCH VIEW, SCHOOL LANE, BRONINGTON, WHITCHURCH,
WREXHAM, SY13 3HN

Description of application

ESTYNIADAU UNLLAWR I'R BLAEN A'R CEFN AC ADDASIADAU
ALLANOL I'R ANNEDD BRESENNOL, DYMCHWEL GAREJ / SINGLE
STOREY FRONT AND REAR EXTENSIONS AND EXTERNAL
ALTERATIONS TO EXISTING DWELLING, DEMOLITION OF GARAGE

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
PS2	Development and the environment

Revision	Date	Description of Decision
0	18/07/2022	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 CHR01 PL-003 proposed plans and elevations, CHR01 PL-012 proposed access arrangement, CHR01 PL-004 proposed site plan, CHR01 PL-001 Location plan, and as contained within the application documentation.

Applicant	MR S AND D WILLIAMS	Code Number	BRN P/2022/0555
Agent	ADAM TURNELL SHINGLER GROUP 6 MOUNT STREET SHREWSBURY SY3 8QP	Date Received	15/06/2022 18/07/2022
		Decision Date	

3. No facing or roofing materials shall be used other than materials matching those used on the existing building.

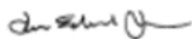
Reason(s)

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

Your attention is drawn to Highway Supplementary Notes - 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

Many trees contain wildlife such as bats and nesting birds that are protected by law. The consent given by this notice does not override the protection afforded to these species and their habitats. The applicant is advised to take steps to ensure that all works do not cause harm to any protected species, and it would be advisable to contact Natural Resources Wales on 0300 065300 or email: enquiries@naturalresourceswales.gov.uk, prior to carrying out the work. For further information on protected species, please contact either the Local Planning Authority's Ecologist or Natural Resources Wales.



Ian Jones

Prif Swyddog Cynllunio a Rheoleiddio Dros Dro

Interim Chief Officer Planning & Regulatory

Applicant	MR S AND D WILLIAMS	Code Number	BRN P/2022/0555
Agent	ADAM TURNELL SHINGLER GROUP 6 MOUNT STREET SHREWSBURY SY3 8QP	Date Received	15/06/2022
		Decision Date	18/07/2022

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

