

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	GILLIAN HANLEY	Code Number	WRO P/2022/0576
Agent	GILLIAN HANLEY 2 BRYNCABANAU ROAD WREXHAM LL13 7BT	Date Received	21/06/2022
		Decision Date	15/07/2022

Town and Country Planning Act, 1990

Location of application

2, BRYNYCABANAU ROAD, WREXHAM, LL13 7BT

Description of application

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RENEWAL OF PLANNING PERMISSION P/2019/0468 ERECTION OF
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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	15/07/2022	Planning permission issued

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

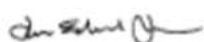
Condition(s)

1. The use of the building shall cease and be abandoned before 30/06/2027. The building together with any hard standing, base or slab upon which it stands shall be completely removed and the land restored to its previous condition not later than one month after that date.
2. The shed hereby approved shall only be painted 'off white' or 'cream' in colour.
3. No trade or business shall be carried out in or from the shed hereby approved.
4. The shed hereby approved shall be used only for a purpose ancillary to the use of the dwelling house and shall not be used for residential accommodation.

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Reason(s)

1. In accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan and having regard to its design and material of construction, planning permission would not normally be granted in this location. Temporary permission has been granted in this instance to ensure that the structure is kept in good condition to protect the visual amenities of the area.
2. 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.
3. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan. In the interests of highway safety and in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
4. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan. In the interests of highway safety and in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.



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