

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 MATTHEW ENNIS	Code Number	BAN P/2021/0863
Agent	MR MATTHEW ENNIS MOUNTVIEW WHITCHURCH ROAD BANGOR ON DEE WREXHAM LL13 0AY	Date Received	26/07/2021
		Decision Date	30/05/2022

Town and Country Planning Act, 1990

Location of application

MOUNTVIEW, WHITCHURCH ROAD, BANGOR ON DEE, WREXHAM, LL13 0AY

Description of application

NEWID Y CONCRID AR Y DREIF AM RAEAN. NEWID DWY SIED BRESENNOL AM DY HAF / CONCRETE DRIVEWAY TO BE REPLACED BY GRAVEL. REPLACEMENT OF TWO EXISTING SHEDS WITH SUMMER HOUSE

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

EC12	Development and flood risk
EC13	Surface water run-off
EC6	Biodiversity Conservation
EC7	Conservation Areas
GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment

Revision	Date	Description of Decision
0	30/05/2022	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.

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2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s):

Wolverley Summer House

Location Plan

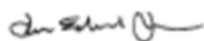
Proposed block plan TQRQM21235163257740

and as contained within the application documentation.

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

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.



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

