

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 KATHLEEN OFFORD	Code Number	CHI P/2022/0158
Agent	MRS KATHLEEN OFFORD GLASCOTT CASTLE CRESCENT CHIRK WREXHAM LL14 5LS	Date Received	07/02/2022
		Decision Date	23/06/2022

Town and Country Planning Act, 1990

Location of application

2, CEIRIOG CLOSE, CHIRK, WREXHAM, LL14 5SB

Description of application

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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:-

EC11	Archaeology
EC4	Hedgerows, Trees and Woodland
GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment

Revision	Date	Description of Decision
0	23/06/2022	Planning permission issued

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

Condition(s)

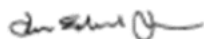
1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawings received 17/2/2022 and as contained within the application documentation.
3. The landscaping scheme approved as part of this application shall be fully implemented in strict accordance with approved drawing Sketch A within

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the first planting season (November to March) or seeding season (April to September) following the first use.

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

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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

