

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 AND MRS GARY HUGHES	Code Number	BRO P/2022/0265
Agent	CARL HUGHES HDS ARCHITECTURAL THE FOUNDRY 15 YORKE STREET WREXHAM LL13 8LW	Date Received	15/03/2022
		Decision Date	21/04/2022

Town and Country Planning Act, 1990

Location of application

BELFORT HOUSE, BRYN Y GAER ROAD, PENTRE BROUGHTON,
WREXHAM, LL11 6AT

Description of application

ESTYNIAD UNLLAWR I GEFN YR EIDDO / SINGLE STOREY REAR
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
PS1	Settlement limits
PS2	Development and the environment

Revision	Date	Description of Decision
0	21/04/2022	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. No facing or roofing materials shall be used other than materials matching those used on the existing building.
3. 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, BH/PD/05 and as contained within the application documentation.

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Agent CARL HUGHES
HDS ARCHITECTURAL
THE FOUNDRY
15 YORKE STREET
WREXHAM
LL13 8LW **Date Received** 15/03/2022

Decision Date 21/04/2022

Reason(s)

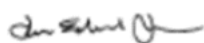
1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
3. To comply with section 71ZA(2) of the Town and Country Planning Act 1990.

Note(s) to applicant

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

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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

