

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 DUNCAN FALCONER	Code Number	ROS P/2021/1009
Agent	MR DUNCAN FALCONER THE COACH HOUSE TREVALYN HALL ROSSETT WREXHAM LL12 0HH	Date Received	04/11/2021
		Decision Date	14/12/2021

Town and Country Planning Act, 1990

Location of application

THE COACH HOUSE, TREVALYN HALL, CHESTER ROAD, ROSSETT, WREXHAM, LL12 0HH

Description of application

ESTYNIAD DEULAWR I GEFN YR EIDDO. ADNEWYDDU CANIATAD CYNLLUNIO P/2016/0351 / TWO STOREY REAR EXTENSION. RENEWAL OF PLANNING PERMISSION P/2016/0351

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

EC1	Green Barriers
EC5	Special Landscape Areas
EC9	Listed buildings of special architectural or historic interest
GDP1	Development objectives
PS2	Development and the environment

Revision	Date	Description of Decision
0	14/12/2021	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. Details of proposed brick and mortar shall be submitted to and approved in writing by the Local Planning Authority. Works shall only be carried out strictly in accordance with the details as approved.

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3. All new and replacement rainwater goods shall be cast iron only.
4. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered : Drawing - 14155(5)004 Rev C and as contained within the application documentation.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To ensure the works reflect the character and appearance of the Listed Building in accordance with Policy EC9 of the Wrexham Unitary Development Plan.
3. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
4. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.



Officer Appointed for this purpose
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

