

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 ALEX READ	Code Number	WRO P/2021/1177
Agent	MR DAVID PARRY SAER ARCHITECTS DELWYN LLANELIAN COLWYN BAY LL29 8YT	Date Received	08/12/2021
		Decision Date	16/03/2022

Town and Country Planning Act, 1990

Location of application

43, FFORDD GLYN, WREXHAM, LL13 7QW

Description of application

ESTYNIAD DEULAWR I'R OCHR A'R CEFN A NEWIDIADAU I'R GAREJ PRESENNOL / TWO STOREY SIDE AND REAR EXTENSION AND ALTERATIONS TO EXISTING GARAGE

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
T8	

Revision	Date	Description of Decision
0	16/03/2022	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 drawing(s) numbered:
0001 P2 Location Plan
0012 P2 Proposed site plan
0013 P1 Proposed floor plan

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0014 P1 proposed elevations
0015 P1 Proposed 3D images
and as contained within the application documentation.

3. No facing materials shall be used other than materials matching those used on the existing building.

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.

Note(s) to applicant

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority



Lawrence Isted
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

