

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 OLIVER KEEBLE	Code Number	GRE P/2021/0439
Agent	MR JOE WEIGH BASE ARCHITECTURE AND DESIGN 23 CHRISTLETON ROAD CHESTER CH3 5UF	Date Received	05/05/2021
		Decision Date	27/10/2021

Town and Country Planning Act, 1990

Location of application

CRAIGSIDE, MARFORD HILL, MARFORD, WREXHAM, LL12 8TA

Description of application

ESTYNIAD CEFN DAU STORI / TWO 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
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	27/10/2021	Planning permission issued
1	03/03/2022	Approval of details submitted in respect of condition 03.

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, PL-001, PL-002A Rev A, PL-003B Rev B, PL-004 Rev A and as contained within the application documentation.
3. No facing materials shall be used other than materials matching those used on the existing building.

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4. No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the Plan as is approved has been fully implemented.

Date Approved: 03/03/2022 **Reference Number:** P/2022/0160

By: Wrexham County Borough Council

Approved Details: Traffic Management Plan (Base Architects). Refs: DOC-001, DOC-002. Dated: 11/02/2022

Email from Dave Miller, Senior Building Control Surveyor, Wrexham County Borough Council. 02 December 2021.

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.
4. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant

There is an existing public footpath running alongside the development site and should not be interfered with. I would strongly recommend that the applicant liaise with our Public Rights of Way Section to discuss the proposed development. Please contact Mr. Sean Hanratty on Tel: 01978 729761.



Officer Appointed for this purpose
Chief Officer Planning & Regulatory

Applicant MR OLIVER KEEBLE

**Code
Number** GRE P/2021/0439

Agent MR JOE WEIGH
BASE ARCHITECTURE
AND DESIGN
23 CHRISTLETON ROAD
CHESTER
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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

