

LAMPBIT STREET,
P.O. BOX 1290,
WREXHAM,
LL11 1WL.

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 & Mrs D. Ashton

Agent

J.A. Design,
Rivendell,
Grey Close,
Hawarden,
Flintshire, CH5 3TX.

Code Number LGC CB02287

Date received 15th June 1998

Decision date 17th September 1998

10.08.
20134
36870
F NA
D

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1995

Grant of Planning Permission

LOCATION AND DESCRIPTION

LAND ADJACENT TO DDOL-HIR, GLYN CEIRIOG.

ERECTION OF REPLACEMENT DWELLING, NEW GARAGE AND BRIDGE.

PARTICULARS OF DECISION PERMISSION GRANTED

- 01 The development to which this permission relates shall begin not later than the expiration of 5 years from the date of this permission.
- 02 Samples of the external facing and roofing materials shall be submitted for further approval of the Council before development commences.
- 03 Details of the colour of the proposed bridge's steelwork and railings shall be submitted to the Council for consideration before any development is commenced and once approved the development shall be carried out only in full accordance with such approved details.
- 04 No extension or addition to the dwelling(s) hereby permitted shall be erected or constructed without the permission of the Council.
- 05 The existing buildings and structures on the site shall be demolished and the site cleared prior to the first occupation of the dwelling hereby permitted.

REASON(S)

- 01 To comply with Section 91(3) of the Town and Country Planning Act 1990.
- 02 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
- 03 To ensure that the structure does not detract from the area's visual quality.
- 04 The dwelling has been enlarged significantly in previous years and it is considered necessary to retain control over any future extensions which could unduly impact upon the landscape in contravention of the Council's rural policies.

Applicant

Mr & Mrs D. Ashton

Code Number [LGC CB02287]

Agent

J.A. Design,
Rivendell,
Grey Close,
Hawarden,
[Flintshire, CH5 3TX.]

Date received [15th June 1998]

Decision date [17th September 1998]

05 To ensure compliance with the Council's replacement dwelling policy and to ensure a satisfactory appearance in the interests of visual amenity.

Note(s) to Applicant:

01 You should ensure that any difference between the plans approved under the Town and Country Planning Act and under the Building Regulations is resolved prior to commencement of development, by formal submission of amended plans to the respective Departments of the Council.

02 Your attention is drawn to the Environment Agency's advice contained within their letter dated 28th July 1998.

03 Should the dwelling's water supply originate from a private source, then the supply must satisfy the requirements of the Private Water Regulations 1991 which are enforced by the Council's Chief Public Protection Officer.

04 You are reminded that the consent of the Environment Agency will also be necessary for the erection of the bridge.

Refer to the Statement of Applicant's Rights and General Information enclosed.

Officer appointed for this purpose

