

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 J PERCIVAL	Code Number	BRY P/2021/0901
Agent	MR G M WILLIAMS GLASCOED HALL GLASCOED ROAD FFRITH WREXHAM LL11 5LT	Date Received	14/09/2021
		Decision Date	17/11/2021

Town and Country Planning Act, 1990

Location of application

BODEURON FARM, LLANARMON ROAD, BWLCHGWYN, WREXHAM, LL11 5YP

Description of application

BWRIAD I GODI GAREJ UN LLAWR AR WAHAN AC ADEILAD STORIO / PROPOSED ERECTION OF A DETACHED SINGLE STOREY DOUBLE GARAGE AND STORAGE BUILDING

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

GDP1	PS2	Development objectives
T8		Development and the environment
		Parking

Revision	Date	Description of Decision
0	17/11/2021	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. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 908/1 Rev B and 908/2 Rev C, and as contained within the application documentation.
3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.
4. Any garage / outbuilding erected under this permission shall be used only for a purpose incidental to the use of the dwelling as a single dwelling house, provided that such use shall not preclude the garaging of a private motor car.

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5. The wooden Way Marker post and pedestrian gate, as detailed on approved plan ref: 908/2 Rev C, shall be implemented on site prior to first use of the development. These features shall thereafter be permanently retained in these approved locations.

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. To ensure that the garage is not used in a manner prejudicial to or likely to cause nuisance or disturbance to the occupiers of nearby properties and to ensure that facilities for the garaging of a car remain available at this address at all times in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan.
5. In the interests of public and highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant

The development is adjacent to a public right of way (No.88 Brymbo) and the applicant should ensure that the footway is not interfered with. Further guidance can be obtained by contacting the Council's Rights of Way Officer on 01978 792761.



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

