

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 L PEATE	Code No	GRE P/2021/1020
Agent	MISS CATHY OWEN OFF THE WALL ARCHITECTURAL 1 THE WOODLANDS CHESTER ROAD GRESFORD WREXHAM LL12 8NU	Date Received	20/10/2021
		Decision Date	29/11/2021

Town and Country Planning Act, 1990
Section 73

Location of application

1, HAWTHORN ROAD, MARFORD, WREXHAM, LL12 8XJ

Description of application

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CYNLLUNIAU CYMERADWY / VARIATION OF CONDITION 2 OF
PLANNING PERMISSION P/2021/0455 TO AMEND APPROVED PLANS

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

Revision	Date	Description of Decision
0	29/11/2021	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 Dwg No PL01 Rev C, Dwg No. PL02 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. The window in the side elevation of Bedroom 2 as shown on Dwg No PL01 Rev C and PL02 Rev C, shall be obscurely glazed and fixed shut and thereafter retained for the lifetime of the development.

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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 protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.



**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