

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	DUNCAN PAINE	Code Number	BAN P/2022/0047
Agent	EMILY LLOYD HDS ARCHITECTURAL SERVICES THE FOUNDRY 15 YORKE STREET WREXHAM LL13 8LW	Date Received	17/01/2022
		Decision Date	04/03/2022

Town and Country Planning Act, 1990

Location of application

FRASER COTTAGE, HIGH STREET, BANGOR ON DEE, WREXHAM,
LL13 0AU

Description of application

ESTYNIADAU UNLLAWR I OCHR YR EIDDO, ESTYNIAD DEULAWR I
GEFN YR EIDDO AC ADDASIADAU ALLANOL / SINGLE STOREY SIDE
EXTENSIONS, TWO STOREY REAR EXTENSION AND EXTERNAL
ALTERATIONS

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

EC11	Archaeology
EC12	Development and flood risk
EC7	Conservation Areas
GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment

Revision	Date	Description of Decision
0	04/03/2022	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.

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2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered:

FC/PD/04E Proposed elevations

FC/PD/03E Proposed floor plans

FC/PD/05F Location and Site plans

and as contained within the application documentation.

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

4. Prior to first use on the development samples of paint finishes for the walls and windows/woodwork shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.

5. The developer shall ensure that a suitably qualified archaeological contractor is present during the undertaking of any ground works in the development area so that an archaeological watching brief can be conducted. The archaeological watching brief must meet the standards laid down by the Chartered Institute for Archaeologists Standard and Guidance for archaeological watching briefs.

A copy of the resulting report should be submitted to the Local Planning Authority and the Development Control Archaeologist, Clwyd J Powys Archaeological Trust (The Offices, Coed y Dinas, Welshpool, SY21 8RP Email: mark.walters@cpat.org.uk Tel: 01938 553670). After approval by the Local Planning Authority, a copy of the report and resulting archive should also be sent to the Historic Environment Record Officer, Clwyd Powys Archaeological Trust for inclusion in the regional Historic Environment Record and to the National Monuments Record, RCAHMW.

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 a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 EC7 and PS2 of the Wrexham Unitary Development Plan.

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5. The site may contain archaeological remains which should be recorded if they are damaged in accordance with Policies GDP1 and EC11 of the Wrexham Unitary Development Plan

Note(s) to applicant

Your attention is drawn to Highway Supplementary Notes - 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.h
tm](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)

The permission hereby granted does not authorise encroachment upon, or interference with, the adjoining property.

The Clwyd Powys Archaeological Trust, 7a Church Street, Welshpool, Powys SY 21 7DL (Tel: 01938 553670) shall be informed no later than one month prior to the start of any ground disturbance. Access shall be given to officers of the Trust in order to enable them to inspect and record any archaeological remains discovered by the development.



Officer Appointed for this purpose
Chief Officer Planning & Regulatory

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