

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 ROBIN WRIGHT	Code Number	COE P/2022/0202
Agent	BLUEPRINT LTD EMILY JACKSON OFFICE 3K4 REDWITHER TOWER WREXHAM INDUSTRIAL ESTATE WREXHAM LL13 9XT	Date Received	28/02/2022
		Decision Date	13/05/2022

Town and Country Planning Act, 1990

Location of application

30, NANT ROAD, COEDPOETH, WREXHAM, LL11 3TF

Description of application

CODI BALCONI YNG NGHEFN YR EIDDO / ERECTION OF BALCONY TO THE REAR OF PROPERTY

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
PS1	Settlement limits
PS2	Development and the environment

Revision	Date	Description of Decision
0	13/05/2022	Planning permission issued

Particulars of decision that permission be GRANTED Subject to the following:-

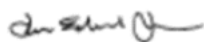
Condition(s)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered W180/003A, W180/005A and as contained within the application documentation.
3. The screening shall consist of obscure glass or other opaque material.

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



Ian Jones

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Interim 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

