

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 WILLIAMS	Code Number	W04000246 P/2020/0896
Agent	MATTHEW MYRES LHG PROJECTS 20 GLEN PARK ROAD WALLASEY CH45 5JG	Date Received	16/12/2020
		Decision Date	06/04/2021

Town and Country Planning Act, 1990

Location of application

Tynno Isa, Garth Trevor Road, Garth, Llangollen, Wrexham, , LL20 7UP

Description of application

ESTYNIAD CEFN DEULAWR / TWO STOREY REAR EXTENSION

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

EC5	Special Landscape Areas
EC6	Biodiversity Conservation
GDP1	Development objectives
PS2	Development and the environment

Revision	Date	Description of Decision
0	06/04/2021	Planning permission issued
1	06/10/2021	Approval of detail submitted in respect of condition 3

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 853.000A, 853.002 A, 853.003 A and as contained within the application documentation.
3. No part of the development shall commence until samples of all external facing materials have been 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.

Applicant	MR WILLIAMS	Code Number	W04000246 P/2020/0896
Agent	MATTHEW MYRES LHG PROJECTS 20 GLEN PARK ROAD WALLASEY CH45 5JG	Date Received	16/12/2020 06/04/2021
		Decision Date	

Date Approved: 06/10/2021 **Reference Number:** P/2021/0686

By: Wrexham County Borough Council

Approved Details: LHG Projects Ltd Architectural Design Tyno Issa Farm, Trevor Hall Road, Garth, Llangollen, LL20 7UP Condition 3 - External Materials (western red cedar cladding, natural slate to match existing and PVCu to max existing), 853.003 Rev A, E-mail from agent dated 4.10.21

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 policy GDP1 of the Wrexham Unitary Development Plan (2005).

Note(s) to applicant



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

