

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	JAYNE EVANS	Code	MAR P/2021/1035
Agent	MR GERAINT EDWARDS ARKIFY 36 PLAS TIRION JOHNSTOWN WREXHAM LL14 1UR	No Date Received	25/10/2021
		Decision Date	14/12/2021

Town and Country Planning Act, 1990
Section 73

Location of application

KALGRI, EYTON, WREXHAM, LL13 0YD

Description of application

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DIWYGIO CYNLLUNIAU CYMERADWY / VARIATION OF CONDITIONS 2
AND 3 OF PLANNING PERMISSION P/2021/0393 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
PS2	Development and the environment

Revision	Date	Description of Decision
0	14/12/2021	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 1:100 Proposed Ground Floor Plan, 1:250 Proposed Site Plan, 1:100 Proposed Roof Plan, Proposed elevations A300B 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.

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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.

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