

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	LAUREEN AND LUKE GALLAGHER AND ROBERTS	Code Number	WRR P/2020/0462
Agent	THE BUILDING PLOT MR G JONES WEPRE HOUSE BUSINESS CENTRE FFORDD YR ONNEN LON PARCWR BUSINESS PARK RUTHIN LL15 1NJ	Date Received	17/08/2020
		Decision Date	22/12/2020

Town and Country Planning Act, 1990

Location of application

32, SANDRINGHAM ROAD, , WREXHAM, , LL11 2RE

Description of application

ESTYNIAD DEULAWR I'R OCHR / TWO-STOREY SIDE EXTENSION

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

Revision	Date	Description of Decision
0	22/12/2020	Planning permission issued
1	15/11/2021	Non-Material Amendments
2	21/01/2022	Non-Material Amendments

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 20.038.A004 Revision P01, 20.038.A012 Revision P02, 20.238.A013 Revision P02, 20.038.A014, 20.038.A015 Revision P02, 20.038.A016 Revision P02 and 20.038.A017 Revision P02 and as contained within the application documentation.

Non-material amendment: 21/01/2022 **Reference Number:** P/2022/0053

By: Wrexham County Borough Council

Approved Details:

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20.038.A004 Revision P01 (09-11-2021), 20.038.A012 Revision P02 (20-01-2022), 20.238.A013 Revision P02 (20-01-2022), 20.038.A014 (09-11-2021), 20.038.A015 Revision P02 (09-11-2021), 20.038.A016 Revision P02 (09-11-2021) and 20.038.A017 Revision P02 (20-01-2022).

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

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

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority



**Officer Appointed for this purpose
Chief Officer Planning & Regulatory**

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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

