

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 & MRS DAVID PARRY	Code Number	SES P/2021/0388
Agent	SEAN PEMBLE 23 BRYNHAFOD ROAD OSWESTRY SY11 1RT	Date Received	19/04/2021
		Decision Date	03/06/2021

Town and Country Planning Act, 1990

Location of application

MAYFIELD HOUSE, HOLT ROAD, CROSS LANES, WREXHAM, , LL13 0TY

Description of application

DIDDORDEBAU RHEOL A ALLANOL NEWYDD I BENODI ALLAN / NEW ROOF AND EXTERNAL ALTERATIONS TO EXISTING OUTBUILDING

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
T8	Parking

Revision	Date	Description of Decision
0	03/06/2021	Planning permission issued
1	2/3/2022	Non-material amendment approved P/2022/0149

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:
51 Location Plan
100 Existing plans and elevations
101 Existing site plan
200 proposed plans and elevations
201 proposed site plan

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and as contained within the application documentation.

Date Approved: 2/3/2022 **Reference Number:** P/2022/0149

By: Wrexham County Borough Council

Approved Details: Drawing 200A

3. No facing or roofing materials shall be used other than materials matching those used on the existing building.
4. The building shall not be occupied at any time other than for purposes incidental to the residential use of the dwelling known as Mayfield House

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 safeguard the amenities of the area



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

