

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	JAMIE HUGHES	Code Number	ROS P/2021/0787
Agent	EMILY LLOYD HDS ARCHITECTURAL SERVICES THE FOUNDRY 15 YORKE STREET WREXHAM LL13 8LW	Date Received	06/08/2021 16/09/2021
		Decision Date	

Town and Country Planning Act, 1990

Location of application

, GLAN ALYN, HARWOODS LANE, ROSSETT, WREXHAM, , LL12 0EU

Description of application

DYMCHWEL GAREJ UNLLAWR, A RHOI ESTYNIAD DAU LAWR GYDA NEWIDIADAU MEWNOL YN EI LLE / DEMOLITION OF SINGLE STOREY GARAGE, REPLACED WITH TWO STOREY EXTENSION WITH INTERNAL ALTERATIONS

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
GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment

Revision	Date	Description of Decision
0	16/09/2021	Planning permission issued
1	18/02/2021	P/2022/0112 – Non-material amendment to P/2021/0787 – amend elevation plans

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

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- The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered GA/PD/03 REV A (05-08-21), GA/PD/04 REV A (05-08-21) and GA/PD/05 and as contained within the application documentation.

S96 Non-material amendment Approved on: 18/02/2022

Reference Number: P/2022/0112

By: Wrexham County Borough Council

Deleted Drawing Refs: GA/PD/03 REV A (05-08-21), GA/PD/04 REV A (05-08-21) and GA/PD/05

Approved Amended Drawing Refs: GA/PD/03 REV B (04-01-22), GA/PD/04 REV B (04-01-22) and GA/PD/05 REV B (04-01-22)

- With the exception of those shown on the approved plan and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification) no windows or other openings shall be inserted in any elevation of the extension facing South East.

Reason(s)

- To comply with Section 91(3) of the Town and Country Planning Act, 1990.
- 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.
- To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
- To protect the amenities of the occupiers of nearby properties.

Note(s) to applicant

All works relating to this development which are audible beyond the site boundary should be carried out only between 7.30 and 18.00 hrs Monday to Friday, and 08.00 to 14.00 hrs on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the

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site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60, Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

The applicant is further advised that any complaints received relating to noise of any type from the development may also be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints. This is done under the Statutory Nuisance provisions provided within the Environmental Protection Act 1990, and legal action may be taken where appropriate.

The applicant must adhere to the times given above wherever possible. If however there are urgent or unavoidable circumstances requiring works outside of the specified times, permission to proceed may be sought by contacting Environmental Health and Housing Standards at: heathandhousing@wrexham.gov.uk or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.



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

