

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 RONNIE HUGHES	Code Number	ESC P/2021/0770
Agent	BLUEPRINT LTD MS EMILY JACKSON OFFICE 3K4 REDWITHER TOWER WREXHAM INDUSTRIAL ESTATE WREXHAM LL13 9XT	Date Received	04/08/2021
		Decision Date	13/09/2021

Town and Country Planning Act, 1990

Location of application

MINNA, WREXHAM ROAD, PENTRE BYCHAN, WREXHAM, LL14 4DS

Description of application

ESTYNIADAU UNLLAWR I OCHR A CHEFN YR EIDDO / SINGLE STOREY SIDE AND REAR EXTENSIONS

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

Revision	Date	Description of Decision
0	13/09/2021	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 (Dwg No. HI 38/005 Rev A, Dwg No. HI38/006) and as contained within the application documentation.
3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.
4. The en-suite window as shown on approved drawing HI 38/005 Rev A, shall be obscurely glazed and thereafter retained for the lifetime of the development.

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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.
4. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.



**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

