

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 AND MRS MARCUS THOMAS	Code Number	WRR P/2021/0754
Agent	MR SEAN PEMBLE 23 BRYNHAFOD ROAD OSWESTRY SY11 1RT	Date Received	27/07/2021
		Decision Date	14/12/2021

Town and Country Planning Act, 1990

Location of application

EPWORTH LODGE, 13 GROVE ROAD, WREXHAM, LL11 1DY

Description of application

ADEILADU PILERI MYNEDFA NEWYDD GYDA GATIAU A WALIAU BOB OCHR .CREU MYNEDFA NEWYDD YN WAL GANOLOG YR ARDD A GOSOD PILERI. AILADEILADU WAL DERFYN YR ARDD GEFN A GWAITH CYSYLLTIEDIG. / ERECTION OF NEW ENTRANCE PIERS WITH GATES AND FLANKING WALLS. FORMATION OF NEW ACCESS IN CENTRAL GARDEN WALL AND INSERTION OF PIERS. REBUILDING OF REAR GARDEN BOUNDARY WALL AND ASSOCIATED WORKS.

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

EC4	Hedgerows, Trees and Woodland
EC7	Conservation Areas
EC9	Listed buildings of special architectural or historic interest
GDP1	Development objectives
PS10	Waste management priorities
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.

Applicant	MR AND MRS MARCUS THOMAS	Code Number	WRR P/2021/0754
------------------	--------------------------	--------------------	-----------------

Agent	MR SEAN PEMBLE 23 BRYNHAFOD ROAD OSWESTRY SY11 1RT	Date Received	27/07/2021
		Decision Date	14/12/2021

2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered, Measured drawings as proposed (site as proposed 1:200), Measured drawings as proposed (1:50 and 1:100 plan, elevations and sections) and as contained within the application documentation.

3. Prior to their use on the development details of all external facing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.

4. All re-bedding and re-pointing works to the front boundary wall shall be carried out using a lime based mortar only.

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 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 permission hereby granted does not authorise encroachment upon, or interference with, the adjoining property.

Your attention is drawn to Highway Supplementary Notes - 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.h
tm](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)

Applicant MR AND MRS MARCUS
THOMAS

**Code
Number**

WRR P/2021/0754

Agent MR SEAN PEMBLE
23
BRYNHAFOD ROAD
OSWESTRY
SY11 1RT

**Date
Received**

27/07/2021

**Decision
Date**

14/12/2021



**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

