

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	PAUL PRINCE	Code Number	RHO P/2021/0285
Agent	HDS ARCHITECTURAL SERVICES EMILY LLOYD THE FOUNDRY 15 YORKE STREET WREXHAM LL13 8LW	Date Received	18/03/2021
		Decision Date	07/05/2021

Town and Country Planning Act, 1990

Location of application

TY NEWYDD, DUKE STREET, RHOS, WREXHAM, LL14 1SU

Description of application

ESTYNIAD CEFN LLAWR CYNTAF / FIRST FLOOR REAR EXTENSION

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

Revision	Date	Description of Decision
0	07/05/2021	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.
3. The development shall only be carried out in strict accordance with the amended plan(s) numbered TN/PD/01 (REVD), TN/PD/02 (REV D), TN/PD/05.
4. 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.

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3. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
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 proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity at the surface or shallow depth. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), is submitted alongside any subsequent application for Building Regulations approval (if relevant).



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

