

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	MS CLIFFFORD	Code Number	BRN P/2021/0621
Agent	MR CRAIG MARSTON KE DESIGN 7 HENRY CLOSE BATTLEFIELD ENTERPRISE PARK SHREWSBURY SY1 3TJ	Date Received	22/06/2021 03/08/2021
		Decision Date	

Town and Country Planning Act, 1990

Location of application

BRON HAUL FARM, DRURY LANE, TYBROUGHTON, WREXHAM, SY13 3BD

Description of application

CODI ADELAD ALLAN / ERECTION OF OUTBUILDING

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

EC6	Biodiversity Conservation
GDP1	Development objectives
PS2	Development and the environment

Revision	Date	Description of Decision
0	03/08/2021	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 2129-MA(00):
001 Existing and proposed site and location plans
002 Proposed plans and elevations
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.

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4. The building shall not be occupied at any time other than for purposes incidental to the residential use of the dwelling known as Bron Haul, Drury Lane, Tybroughton.

5. The vehicular parking area as shown on approved drawing numbers(s) 2129-MA(00)0001 shall be fully laid out, surfaced and drained prior to first use of the development. This parking area shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking of motor vehicles at all times.

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. This is a non-standard reason
5. To provide for the parking of vehicles clear of the highway in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan

Note(s) to applicant

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)



**Officer Appointed for this purpose
Chief Officer Planning & Regulatory**

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