

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	MRS S GOODALL	Code Number	BRN P/2021/0472
Agent	MR PETER RICHARDS PETER RICHARDS AND CO CRAB TREE FARM PREES HEATH WHITCHURCH SY13 3JY	Date Received	15/03/2021
		Decision Date	08/10/2021

Town and Country Planning Act, 1990

Location of application

LODGE COTTAGE, DRURY LANE, TY BROUGHTON, WREXHAM,
SY13 3BE

Description of application

CODI ADEILADAU ALLANOL / 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:-

GDP1	Development objectives
PS2	Development and the environment

Revision	Date	Description of Decision
0	08/10/2021	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, 0825_002 Rev E, 0825_004 Rev A, and as contained within the application documentation.
3. Any garage erected under this permission shall be used only for a purpose incidental to the use of the dwelling as a single dwelling house provided that such use shall not preclude the garaging of a private motor car.

Applicant	MRS S GOODALL	Code Number	BRN P/2021/0472
Agent	MR PETER RICHARDS PETER RICHARDS AND CO CRAB TREE FARM PREES HEATH WHITCHURCH SY13 3JY	Date Received	15/03/2021
		Decision Date	08/10/2021

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 that the garage is not used in a manner prejudicial to or likely to cause nuisance or disturbance to the occupiers of nearby properties and to ensure that facilities for the garaging of a car remain available at this address at all times in accordance with Policies GDP1 and T8 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

