

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 ZAK BAILEY	Code Number	WRA P/2021/0760
Agent	MR ZAK BAILEY 14 FFORDD ALED WREXHAM LL12 7PP	Date Received	30/07/2021
		Decision Date	24/09/2021

Town and Country Planning Act, 1990

Location of application

14, FFORDD ALED, WREXHAM, LL12 7PP

Description of application

ADEILADU CAMPFA/STORFA AR WAHAN / ERECTION OF DETACHED GYM/STORE

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	24/09/2021	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 amended plan(s) numbered 2021/09/01 (Rev A).
3. No facing or roofing materials shall be used other than materials matching those used on the existing building.
4. The existing hedge located on the boundary of the site with the adjacent highway shall be permanently retained and shall not be cut down, grubbed out or otherwise removed or topped or lopped so that its height falls below 2 metres. Should any part of the hedge die, or become severely damaged or diseased at any time, then it shall be replaced in the next planting

Applicant	MR ZAK BAILEY	Code Number	WRA P/2021/0760
Agent	MR ZAK BAILEY 14 FFORDD ALED WREXHAM LL12 7PP	Date Received	30/07/2021
		Decision Date	24/09/2021

season with a hedge of a similar size and consisting of similar species to the existing hedge.

5. The building hereby granted permission shall not be used for any purpose other than one incidental to the residential use of the property known as 14 Ffordd Aled.

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

Note(s) to applicant

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority



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

Applicant MR ZAK BAILEY

**Code
Number** WRA P/2021/0760

Agent MR ZAK BAILEY
14
FFORDD ALED
WREXHAM
LL12 7PP

**Date
Received** 30/07/2021

**Decision
Date** 24/09/2021

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

