

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	MATTHEW AND KIMBERLEY COOK	Code Number	ROS P/2021/0671
Agent	MATTHEW AND KIMBERLEY COOK TYCAED BROAD LANE TREVALYN ROSSETT LL12 0ES	Date Received	30/06/2021
		Decision Date	18/08/2021

Town and Country Planning Act, 1990

Location of application

TYCAED, BROAD LANE, TREVALYN, ROSSETT, WREXHAM, LL12 0ES

Description of application

ESTYNIAD I'R OCHR AR Y LLAWR CYNTAF A CHODI WAL A FFENS FFIN / FIRST FLOOR SIDE EXTENSION AND ERECTION OF BOUNDARY WALL AND FENCE

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	18/08/2021	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 O1a, O2b and as contained within the application documentation.
3. No facing or roofing materials shall be used other than materials matching those used on the existing building.

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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.

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

Any overhanging vegetation should be cut back and should be maintained so they never encroach over the footway or highway.



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

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