

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	WENDY SIDES	Code Number	BRO P/2021/0650
Agent	THEODORE SPEAKS 6A MIDDLE ROAD COEDPOETH WREXHAM LL11 3TN	Date Received	25/06/2021 18/08/2021
		Decision Date	

Town and Country Planning Act, 1990

Location of application

6, BRYN YR ONNEN, SOUTHSEA, WREXHAM, , LL11 6RF

Description of application

CODI ADEILAD GAREJ / ERECTION OF GARAGE

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
PS1	Settlement limits
PS2	Development and the environment
T8	Parking

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:
132-CDW-PL-003A Proposed plans and elevations
136/BYO/PL/002D Existing and proposed site plans
136/BYO/PL/001A Location plan
and as contained within the application documentation.

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3. No facing materials shall be used other than materials matching those used on the existing building.
4. No land drainage run-off or surface water shall be permitted to discharge or connect to the public sewerage system, either directly or indirectly, and shall be conveyed to rainwater storage tanks.
5. The building shall not be used at any time other than for purposes incidental to the residential use of the dwelling known as 6 Bryn yr Onnen Southsea Wrexham LL11 6RF.

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 protect the integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.
5. To safeguard residential amenity

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)

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

Applicant

Agent THEODORE SPEAKS
6A
MIDDLE ROAD
COEDPOETH
WREXHAM
LL11 3TN

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18/08/2021

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Date**



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

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