

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	J DUFFY	Code Number	LLA P/2016/0680
Agent	BOB DEWEY PLANNING MR B DEWEY THE GABLES LLANFYNYDD WREXHAM LL11 5HG	Date Received	14/07/2016
		Decision Date	05/09/2016

Town and Country Planning Act, 1990

Location of application

MOORFIELD, 148 GRESFORD ROAD, LLAY, WREXHAM LL12 0NW

Description of application

APPROVAL OF RESERVED MATTERS ON LAND ADJOINING 148 GRESFORD ROAD FOR THE ERECTION OF 1 NO DWELLING AND NEW ACCESS

Submission of Reserved Matters pursuant to Outline Planning Permission Code No P/2015/0491. Granted on 7/9/2015 and in accordance with the conditions attached to that permission

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

Revision	Date	Description of Decision
0	05/09/2016	Planning permission issued

Particulars of decision APPROVAL of reserved matters

Subject to the following:-

Condition(s)

1. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s):
 - i) Drawing no. 01 Revision A;
 - ii) Landscaping Proposals - Land adjacent to 148 Gresford Road, Llay, Revision 1, 11 August 2016.
2. Prior to their use on the development samples of all external facing and roofing materials shall be submitted to and approved in writing by the

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Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.

Reason(s)

1. To ensure that the development fully complies with the appropriate policies and standards.
2. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.

Note(s) to applicant

The Applicant is advised that the development to which these reserved matters are pursuant shall commence by 7 September 2020.



Officer Appointed for this purpose
Head of Environment and Planning

Refer to the Statement of Applicant's Rights and General Information enclosed or refer to the following link:-

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm