

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 & MRS WILLIAMS	Code Number	LLR P/2021/0010
Agent	ELGAN ROBERTS ST OSWALDS ARCHITCTURAL ST OSWALDS NANT Y CAWS OSWESTRY SY10 9AP	Date Received	06/01/2021
		Decision Date	15/04/2021

Town and Country Planning Act, 1990

Location of application

BRYNTIRION, PEN Y GRAIG, QUARRY ROAD, FRONCYSYLLTE,
LLANGOLLEN, LL20 7RT

Description of application

TROSI GOFOD LOFT YN Y GAREJ DDOMESTIG BRESENNOL I GREU
ATODIAD / CONVERSION AND EXTERNAL LOFT SPACE IN EXISTING
DOMESTIC GARAGE TO CREATE ANNEXE

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

CLF6	Informal recreation - rights of way
EC11	Archaeology
EC5	Special Landscape Areas
EC6	Biodiversity Conservation
GDP1	Development objectives
H5	Housing in the countryside
PS2	Development and the environment

Revision	Date	Description of Decision
0	15/04/2021	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) received 17 February 2021 as

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amended by revised proposed drawings received 10 March 2021 and as contained within the application documentation.

3. No facing materials shall be used other than materials matching those used on the existing building.
4. The accommodation shall only be used for additional residential and storage purposes ancillary to the use of the existing dwelling Bryntirion as a residential dwelling.

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 safeguard residential amenity

Note(s) to applicant

The development is adjacent to a public right of way and the applicant should ensure that the footway is not interfered with. Further guidance can be obtained by contacting the Council's Rights of Way Officer on 01978 792761.

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)

No part of the irrigation or soakaway system should come within 10m of any watercourse. The resultant discharge of effluent to ground requires consent under the provision of the Control of Pollution Act, 1974.

Applicant MR & MRS WILLIAMS

**Code
Number**

LLR P/2021/0010

Agent ELGAN ROBERTS
ST OSWALDS
ARCHITCTURAL
ST OSWALDS
NANT Y CAWS
OSWESTRY
SY10 9AP

**Date
Received**

06/01/2021

15/04/2021

**Decision
Date**



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

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