

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	PETER MCKENZIE	Code Number	BRO P/2020/0481
Agent	BLUEPRINT LTD JACK FELGATE OFFICE 3K4 REDWITHER TOWER WREXHAM INDUSTRIAL ESTATE WREXHAM LL13 9XT	Date Received	21/08/2020 30/04/2021
		Decision Date	

Town and Country Planning Act, 1990

Location of application

, LLAINWEN, BERSE ROAD, CAEGO, WREXHAM, , LL11 6TS

Description of application

TROSI'R ADEILAD GAREJ A STORFA BRESENNOL I FFURFIO LLETY ATODOL SY'N GYSYLLTIEDIG Â LLAINWEN / CONVERSION OF GARAGE AND STORES TO FORM ANNEX ACCOMMODATION ASSOCIATED WITH LLAINWEN

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	30/04/2021	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) numbered MII 4/003 Rev B, MII4/004 Rev B, MII4/005 Rev A and as contained within the application documentation.
3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.

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4. The building shall not be occupied at any time, other than for purposes ancillary to the residential use of the dwelling known as Llainwen.

5. The development shall be carried out in strict accordance with the findings and recommendations contained within the Ecology Assessment as carried out by Susan Worsfold and dated 19 November 2020 approved as part of this application. The mitigation and compensation measures hereby approved shall be fully implemented prior to first use of the development.

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. In the interest of ensuring the proposed development is used for its precise purpose as set out in the submitted application documents and in accordance with UDP Policies H5, H3 and GDP1.
5. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.

Note(s) to applicant



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

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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