

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 ANTONY RUGGIERO	Code Number	GRE P/2021/0537
Agent	CATHY OWEN OFF THE WALL ARCHITECTURAL 1 THE WOODLANDS CHESTER ROAD GRESFORD WREXHAM LL12 8NU	Date Received	25/05/2021 23/07/2021
		Decision Date	

Town and Country Planning Act, 1990

Location of application

, 31, MARFORD HILL, MARFORD, WREXHAM, , LL12 8SW

Description of application

ESTYNIADAU OCHR UNLLAWR / SINGLE STOREY SIDE EXTENSIONS

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

EC4	Hedgerows, Trees and Woodland
GDP1	Development objectives
PS2	Development and the environment

Revision	Date	Description of Decision
0	23/07/2021	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.
3. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered, floor plans - Proposed Floor Plan & Elevations, elevations -Proposed Floor Plan & Elevations, EX01 Rev B and as contained within the application documentation.
4. No facing or roofing materials shall be used other than materials matching those used on the existing building.

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5. The development shall be carried out in strict accordance with the following plans and report(s) submitted and approved as part of this application:

1) Arboricultural Implication Assessment ref no. C/PM/17/03/21 prepared by Canopy Tree Caare

No development or other operations shall take place except in strict accordance with the reports as approved.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
3. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
4. 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.
5. To protect trees which are of significant amenity value to the area in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.

Note(s) to applicant



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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**Code
Number**

GRE P/2021/0537

Agent

CATHY OWEN
OFF THE WALL
ARCHITECTURAL
1 THE WOODLANDS
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GRESFORD
WREXHAM
LL12 8NU

**Date
Received**

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