

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	MS TRACEY LLOYD	Code Number	BAN P/2021/0386
Agent	OFF THE WALL MISS LAUREN JAKEMAN 12 BRO BRYWNOG CHESTER ROAD GRESFORD WREXHAM LL12 8NU	Date Received	19/04/2021
		Decision Date	01/06/2021

Town and Country Planning Act, 1990

Location of application

TURNPIKE HOUSE, HIGH STREET, BANGOR ON DEE, WREXHAM,
LL13 0BU

Description of application

ESTYNIAD CEFN UNLLAWR / SINGLE STOREY REAR EXTENSION

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

EC7	Conservation Areas
GDP1	Development objectives
PS2	Development and the environment

Revision	Date	Description of Decision
0	01/06/2021	Planning permission issued
1	19/07/2021	Approval of details submitted in respect of condition 04

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 PL01, PL02 and as contained within the application documentation.

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3. No facing or roofing materials shall be used other than materials matching those used on the existing building.

4. No part of the development / works shall commence until details of an on-site watching brief, prepared and to be carried out by a suitably qualified archaeologist, for the duration of the construction works has been submitted to and approved in writing by the Local Planning Authority. The archaeological watching brief must meet the standards laid down by the Chartered Institute for Archaeologists Standard and Guidance for archaeological watching briefs.

Date Approved: 19/07/2021 **Reference Number:** P/2021/0661

By: Wrexham County Borough Council

Approved Details: Written Scheme of Investigation for Archaeological Watching Brief. Aeon Archaeology June 2021 v1.0. Turnpike House, High Street, Bangor on Dee, Wrexham, LL13 0BU. Project Code: A0315.1

5. The works shall be carried out in strict accordance with the watching brief approved in connection with condition no. 04 and a copy of the resulting report should be submitted to and approved in writing by the Local Planning Authority and the Development Control Archaeologist, Clwyd Powys Archaeological Trust (41 Broad Street, Welshpool, Powys, SY21 7RR Email: markwalters@cpat.org.uk Tel: 01938 553670), within 2 months of completion of the fieldwork.

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. The site contains archaeological remains which it is essential should be protected from damage in accordance with Policies GDP1 and EC11 of the Wrexham Unitary Development Plan.
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**Code
Number**

BAN P/2021/0386

Agent OFF THE WALL
MISS LAUREN JAKEMAN
12
BRO BRYWNOG
CHESTER ROAD
GRESFORD
WREXHAM
LL12 8NU

**Date
Received**

19/04/2021

**Decision
Date**

01/06/2021

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

