

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



|                  |                                                                          |                      |                 |
|------------------|--------------------------------------------------------------------------|----------------------|-----------------|
| <b>Applicant</b> | MR HAIDER AL ALWAN                                                       | <b>Code Number</b>   | BRY P/2021/0413 |
| <b>Agent</b>     | MR HAIDER AL ALWAN<br>31<br>DYKE STREET<br>BRYMBO<br>WREXHAM<br>LL11 5AH | <b>Date Received</b> | 26/04/2021      |
|                  |                                                                          | <b>Decision Date</b> | 03/06/2021      |

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### **Town and Country Planning Act, 1990**

#### **Location of application**

, 31, DYKE STREET, BRYMBO, WREXHAM, , LL11 5AH

#### **Description of application**

ESTYNIAD PORTH BLAEN / FRONT PORCH EXTENSION

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          |
| PS2  | Development and the environment |

| Revision | Date       | Description of Decision    |
|----------|------------|----------------------------|
| 0        | 03/06/2021 | 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) dated 24/04/2021 and as contained within the application documentation.
3. No facing or roofing materials shall be used other than materials matching those used on the existing building.

##### **Reason(s)**

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

|                  |                                                                          |                      |                          |
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|                  |                                                                          | <b>Decision Date</b> |                          |

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.

### **Note(s) to applicant**

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:  
[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)



**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](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)

