

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 BEN JONES	Code Number	ABE P/2021/0522
Agent	MR MARTIN HOLLAND MARTIN HOLLAND ARCHITECT 5 HALLOWSGATE COURT KELSALL TARPORELY CW6 0RE	Date Received	18/05/2021 23/07/2021
		Decision Date	

Town and Country Planning Act, 1990

Location of application

, 4, EPSOM WAY, WREXHAM, , , LL13 0LZ

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:-

GDP1
PS2

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.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered, 10 Rev B, 11 Rev C, 12 Rev B Visqueen Low Permeability Gas Membrane data sheet 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.
4. The proposed gas protection measures shall be carried out in strict accordance with the following plans and report(s) and approved as part of this application:

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- 11 Rev C
- Visqueen Low Permeability Gas Membrane data sheet

5. The development shall not be used until a Validation Report has been submitted to and approved in writing in respect of the scheme approved under condition 4.

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 protect the amenities of the occupiers of the host property and adjoining dwellings in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
5. To protect the amenities of the occupiers of the host property and adjoining dwellings in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant

Advisory note:

It is acceptable to the Council to provide the same remediation measures as used in the Abenbury Park development, however the design details and validation details should be confirmed in writing to the Council. Should you require any advice on this issue please contact the Council's Contaminated Land Team on 01978 298870 or contaminatedland@wrexham.gov.uk.



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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

