

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		Code Number	LGC P/2020/0021
Agent	MR TEGID DAVIES LLANSANTFFRAID GLYN CEIRIOG COMMUNITY COUNCIL CANOLFAN HIGH STREET GLYN CEIRIOG LLANGOLLEN LL20 7EH	Date Received	15/01/2020
		Decision Date	15/04/2021

Town and Country Planning Act, 1990

Location of application

RECREATION GROUND, SOUTH OF MAYBURY AVENUE, THE CROSS,
GLYN CEIRIOG, WREXHAM, , LL20 7EY

Description of application

ERECTION OF TIMBER PAVILION FOR YOUTH PROVISION (10M X 7M)

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

CLF1	Existing Facilities
CLF2	New facilities
EC12	Development and flood risk
EC5	Special Landscape Areas
EC6	Biodiversity Conservation
GDP1	Development objectives
PS1	Settlement limits
PS11	Biodiversity
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	15/04/2021	Planning permission issued

Particulars of decision that permission be GRANTED
Subject to the following:-

Condition(s)

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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:
A001 Location Plan
A101 proposed site plan
A102 proposed floor plan
A300 Proposed elevations
The FCA (Flood Risk Assessment, Youth Timber Pavilion, Maybury Avenue, Glyn Ceiriog. Tegid Davies, submitted 23/03/2021)
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.
4. The floor level of the building shall be raised 300mm above existing ground levels

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 view of the location of the site in a flood risk zone

Note(s) to applicant

Works near Watercourse / Construction or Demolition sites

Due to the proximity of the site to watercourses, all works at the site must be carried out in accordance with GPP5 and PPG6: 'Works in, near or over watercourses' and 'Working at construction and demolition sites' which are available on the following website: <http://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelines-ppgs-and-replacement-series/guidance-for-pollution-prevention-gpps-full-list/>

Flood Risk.

The developer can access advice and information on protection from flooding

Applicant

Agent MR TEGID DAVIES
LLANSANTFFRAID GLYN
CEIRIOG COMMUNITY
COUNCIL CANOLFAN
HIGH STREET
GLYN CEIRIOG
LLANGOLLEN
LL20 7EH

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from the ODPM publication 'Preparing for Floods: Interim Guidance for Improving the Flood Resistance of Domestic and Small Business Properties', which can be found at the following link:
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/11485/2187544.pdf



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