

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 R LLOYD	Code Number	COE P/2021/0445
Agent	MR STEVE JONES D S JONES AND CO 26 PROSPECT DRIVE COEDPOETH WREXHAM LL11 3PE	Date Received	07/05/2021
		Decision Date	22/06/2021

Town and Country Planning Act, 1990

Location of application

PARKSIDE, PARK ROAD, COEDPOETH, WREXHAM, LL11 3TD

Description of application

DYMCHWEL YSTAFELL CYFLEUSTER PRESENNOL AC EITHRIO
ESTYNIAD OCHR STOREY SENGL / DEMOLITION OF EXISTING UTILITY
ROOM AND ERECTION OF SINGLE STOREY SIDE 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

Revision	Date	Description of Decision
0	22/06/2021	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) numbered 1:200 Proposed Site Layout, 1:50 Plan & Elevations as Proposed 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.

Applicant MR R LLOYD

Code Number COE P/2021/0445

Agent MR STEVE JONES
D S JONES AND CO
26 PROSPECT DRIVE
COEDPOETH
WREXHAM
LL11 3PE

Date Received 07/05/2021

Decision Date 22/06/2021

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.



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

