

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	BEN ROBERTS	Code Number	CEF P/2021/0203
Agent	MR MIKE BLEARS 40 CHESTER ROAD HUNTINGTON CHESTER CH3 6BW	Date Received	01/03/2021 17/05/2021
		Decision Date	

Town and Country Planning Act, 1990

Location of application

, 27, CAER EFALL, ACREFAIR, WREXHAM, LL14 3SE,

Description of application

ESTYNIAD OCHR LLAWR CYNTAF A ESTYNIAD CEFN UNLLAWR / FIRST FLOOR SIDE EXTENSION AND 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 Development objectives

Revision	Date	Description of Decision
0	17/05/2021	Planning permission issued
1	15/07/2021	Non-material amendment 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 Dwg No. 21-01-PL02, Dwg No. 21-PL01-03 and as contained within the application documentation.

App Ref No: P/2021/0619 **Documents approved:** Dwg No. 21-01-PL02 Rev A, Dwg No. 21-01-PL03 Rev A **Approved by:** Wrexham County Borough Council **Date:** 15/07/2021

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3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.

4. Prior to commencement of development, landfill gas protection measures shall be provided in the development hereby approved. Details of all remediation measures shall be submitted to and approved in writing by the Local Planning Authority. All remediation works shall be validated in writing by an independent third party and copies provided to the Local Planning Authority on completion. The development shall be carried out in accordance with the approved details

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 the interests of the amenities of the future occupants of the buildings in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant

Further advice on compliance with condition no. 04 may be obtained by contacting the Council's Environmental Protection Team on 01978 298989 or contaminatedland@wrexham.gov.uk

Should the investigation identify contamination issues that may affect receptors other than the site users e.g. groundwater, then it is recommended that these works are also addressed in consultation with the Housing and Public Protection Department prior to commencement of works on site.



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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

