

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	DR MARY THOMPSON	Code Number	GLY P/2019/0874
Agent	DR MARY THOMPSON ARFRYN OLD ROAD DOLYWERN PONTFADOG WREXHAM LL20 7AG	Date Received	27/11/2019
		Decision Date	20/01/2020

Town and Country Planning Act, 1990

Location of application

ARFRYN, OLD ROAD, DOLYWERN, PONTFADOG, WREXHAM, LL20 7AG

Description of application

ERECTION OF NEW DOUBLE GARAGE

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

EC4	Hedgerows, Trees and Woodland
EC5	Special Landscape Areas
EC6	Biodiversity Conservation
GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment

Revision	Date	Description of Decision
0	20/01/2020	Planning permission issued
1	26/4/2021	P/2021/0376 Non-material amendment approved

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 of the date of this permission.
2. The development shall only be carried out in strict accordance with the amended plans received 15/1/2020.

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Date Approved: 26/4/2021 **Reference Number:** P/2021/0376

By: Wrexham County Borough Council

Approved Details: amended plans received 22/4/2021 with revised roof design

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 existing trees, shrubs and hedges shown on the approved drawing to be permanently retained shall not be cut down, grubbed out, lopped or uprooted. Any trees, shrubs or hedges removed or being severely damaged or becoming diseased shall be replaced with trees, shrubs or hedging plants of the equivalent size and species.
5. The garage shall be used for purposes incidental to the enjoyment of the existing dwelling and not for any business or residential purposes.

Reason(s)

1. To comply with Section 92 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 ensure the amenity afforded by the trees is continued into the future in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.
5. To safeguard the amenities of the area



Officer Appointed for this purpose
Chief Officer Planning & Regulatory

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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

