

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 N HASLAM BATES	Code Number	CHI P/2021/0586
Agent	ANDREW DESIGN SERVICE 4A STATION AVENUE CHIRK WREXHAM LL14 5LS	Date Received	09/06/2021
		Decision Date	23/07/2021

Town and Country Planning Act, 1990

Location of application

BRYN YR EOS, WHITEHURST, CHIRK, WREXHAM, , LL14 5AS

Description of application

DYMCHWEL HEN GAREJ A CHODI GAREJ NEWYDD / DEMOLITION OF EXISTING GARAGE AND ERECTION OF NEW GARAGE

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

EC11	Archaeology
EC13	Surface water run-off
EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
GDP1	Development objectives
PS2	Development and the environment
T8	Parking

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:
PL01 Location Plan
PL02A proposed block plan

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PL03A Proposed site plan

PL04 Proposed floor plan and elevations

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. Prior to first use of the vehicular access hereby approved, the new access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.

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 ensure that no deleterious material is carried onto the highway, in the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant

Your attention is drawn to Highway Supplementary Notes - 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.h
tm](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)



**Officer Appointed for this purpose
Chief Officer Planning & Regulatory**

Applicant MR N HASLAM BATES

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Agent ANDREW DESIGN
SERVICE
4A STATION AVENUE
CHIRK
WREXHAM
LL14 5LS

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