

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



|                  |                                                                                                             |                      |                 |
|------------------|-------------------------------------------------------------------------------------------------------------|----------------------|-----------------|
| <b>Applicant</b> | MS TRACEY LLOYD                                                                                             | <b>Code Number</b>   | BAN P/2021/0386 |
| <b>Agent</b>     | OFF THE WALL<br>MISS LAUREN JAKEMAN<br>12<br>BRO BRYWNOG<br>CHESTER ROAD<br>GRESFORD<br>WREXHAM<br>LL12 8NU | <b>Date Received</b> | 19/04/2021      |
|                  |                                                                                                             | <b>Decision Date</b> | 01/06/2021      |

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### **Town and Country Planning Act, 1990**

#### **Location of application**

TURNPIKE HOUSE, HIGH STREET, BANGOR ON DEE, WREXHAM,  
LL13 0BU

#### **Description of application**

ESTYNIAD CEFN UNLLAWR / 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:-

|      |                                 |
|------|---------------------------------|
| EC7  | Conservation Areas              |
| GDP1 | Development objectives          |
| PS2  | Development and the environment |

| Revision | Date       | Description of Decision    |
|----------|------------|----------------------------|
| 0        | 01/06/2021 | 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 PL01, PL02 and as contained within the application documentation.
3. No facing or roofing materials shall be used other than materials matching those used on the existing building.

|                  |                                                                                                             |                      |                          |
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|                  |                                                                                                             | <b>Decision Date</b> |                          |

4. No part of the development / works shall commence until details of an on-site watching brief, prepared and to be carried out by a suitably qualified archaeologist, for the duration of the construction works has been submitted to and approved in writing by the Local Planning Authority. The archaeological watching brief must meet the standards laid down by the Chartered Institute for Archaeologists Standard and Guidance for archaeological watching briefs.

5. The works shall be carried out in strict accordance with the watching brief approved in connection with condition no. 04 and a copy of the resulting report should be submitted to and approved in writing by the Local Planning Authority and the Development Control Archaeologist, Clwyd Powys Archaeological Trust (41 Broad Street, Welshpool, Powys, SY21 7RR Email: markwalters@cpat.org.uk Tel: 01938 553670), within 2 months of completion of the fieldwork.

### **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. The site contains archaeological remains which it is essential should be protected from damage in accordance with Policies GDP1 and EC11 of the Wrexham Unitary Development Plan.
5. The site contains archaeological remains which it is essential should be protected from damage in accordance with Policies GDP1 and EC11 of the Wrexham Unitary Development Plan.

### **Note(s) to applicant**



|                  |                                                                                                             |                      |                 |
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|                  |                                                                                                             | <b>Decision Date</b> | 01/06/2021      |

**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](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)

