

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 T BURGIN	Code Number	BRY P/2021/0218
Agent	MR T BURGIN CEFN Y GRUG WESLEY ROAD BWLCHGWYN WREXHAM LL11 5UY	Date Received	02/03/2021 17/05/2021
		Decision Date	

Town and Country Planning Act, 1990

Location of application

, PENRHIW, OLD ROAD, BWLCHGWYN, WREXHAM, , LL11 5UH

Description of application

CODI ADEILAD GAREJ / ERECTION OF GARAGE

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

GDP1
T8

Revision	Date	Description of Decision
0	17/05/2021	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, location plan, 832/2 Rev A, 832/5 Rev A 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 dwellinghouse.
4. The existing vehicular access shown on the approved shall be a minimum width of 7 metres.
5. There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

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WESLEY ROAD
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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 the formation of a safe and satisfactory access in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
5. In the interest of the free and safe movement of traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant



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

