

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	DONNA BULLIVANT EVANS	Code Number	SES P/2021/0146
Agent	DONNA BULLIVANT EVANS 2 IVY COTTAGES KILN LANE CROSS LANES MARCHWIEL LL13 0TG	Date Received	15/02/2021 15/04/2021
		Decision Date	

Town and Country Planning Act, 1990

Location of application

, 2, IVY COTTAGES, KILN LANE, CROSS LANES, WREXHAM, LL13 0TG

Description of application

ESTYNIAD BLAEN / FRONT 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

Revision	Date	Description of Decision
0	15/04/2021	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 2021/ICKL/01 and as contained within the application documentation.
3. No facing materials shall be used other than materials matching those used on the existing building.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

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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.

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

