

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 TIMOTHY MICHAEL ADAMS	Code Number	RUA P/2020/0351
Agent	MR TIMOTHY MICHAEL ADAMS 2 TAI CLAWDD HIGH STREET RUABON WREXHAM LL14 6AB	Date Received	13/05/2020 20/10/2020
		Decision Date	

Town and Country Planning Act, 1990

Location of application

, 2 TAI CLAWDD, HIGH STREET, RUABON, WREXHAM, , LL14 6AB

Description of application

CODI GAREJ YN YR ARDD GEFN / ERECTION OF GARAGE IN REAR GARDEN

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

Revision	Date	Description of Decision
0	20/10/2020	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 1:200 Proposed Block Plan, Image labelled 'The Apex Regency Garage' and as contained within the application documentation.
3. The garage hereby approved shall only be used for purposes ancillary to the use of the dwelling as a single dwelling house and for no other purpose.

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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. Given the layout of the site curtilage and distance of the garage from the main dwelling, in the interest of safeguarding residential amenities of neighbouring occupiers of the surrounding area.

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

