

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 WAYNE LEE	Code Number	GRE P/2019/0465
Agent	BLUEPRINT LTD MR DAFYDD EDWARDS OFFICE 3K4 REDWITHER TOWER WREXHAM INDUSTRIAL ESTATE WREXHAM LL13 9XT	Date Received	18/06/2019
		Decision Date	08/08/2019

Town and Country Planning Act, 1990

Location of application

THE ROFT, SPRINGFIELD LANE, MARFORD, WREXHAM, LL12 8TF

Description of application

PROPOSED SIDE EXTENSION AND PORCH WITH INTERNAL ALTERATIONS

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

GDP1	Development objectives
PS2	Development and the environment

Revision	Date	Description of Decision
0	08/08/2019	PLANNING PERMISSION ISSUED
1	12/08/2020	P/2020/0403 - DISCHARGE OF CONDITION 3 (MATERIALS) PLANNING PERMISSION P/2019/0465

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 amended plan(s) numbered L077/004 Rev A and L077/005 Rev A.

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3. Prior to their use on the development samples of all external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.

Approved on: 12/08/2020 **Reference Number:** P/2020/0403

By: Wrexham County Borough Council

Approved Materials:

Roofing	Penrhyn Slate
Facing	Render - K Rend Silicone TC 15 – Coloured Lime Stone White
Windows	70 21 ST Magna / Black Grey

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.

Note(s) to applicant

All works relating to this development which are audible beyond the site boundary should be carried out only between 7.30 and 18.00 hrs Monday to Friday, and 08.00 to 14.00 hrs on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60, Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

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The applicant should adhere to the times given above wherever possible. For further information and advice regarding construction noise please contact the Council's Housing and Public Protection Department on 01978 315300.



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

