

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 & MRS WHITAKER	Code Number	COE P/2020/0460
Agent	BLUEPRINT LTD OFFICE 3K4 REDWITHER TOWER WREXHAM INDUSTRIAL ESTATE WREXHAM LL13 9XT	Date Received	14/08/2020 06/11/2020
		Decision Date	

Town and Country Planning Act, 1990

Location of application

, LLYS AWEN, HEOL LLEWELYN, COEDPOETH, WREXHAM, , LL11 3PA

Description of application

IS-RANNU'R ANNEDD SENGL 4 YSTAFELL WELY BRESENNOL I
FFURFIO 2 ANNEDD DWY YSTAFELL WELY /
SUB-DIVISION OF EXISTING 4 BEDROOM DETACHED DWELLING TO
FORM 2 NO. TWO BEDROOM DWELLINGS

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

Revision	Date	Description of Decision
0	06/11/2020	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 W158/005 Rev D, W158/004 Rev B and as contained within the application documentation.
3. The vehicular parking and turning areas as shown on approved drawing(s) No(s). W158/005 Rev D shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of motor vehicles at all times.

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4. Prior to commencement of the relevant part of works, details of all boundary treatments, including position, appearance and heights shall be submitted to and approved in writing by the LPA. The development shall be carried out in accordance with the approved details

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 provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan
4. 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