

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 RIAD ERRAJI BARTON HOUSE DEVELOPMENTS LTD	Code Number	ROS P/2020/0350
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Agent	CADNANT PLANNING MISS SARINAH FAROOQ 20 CONNAUGHT HOUSE RIVERSIDE BUSINESS PARK BENARTH ROAD CONWY LL32 8UB	Date Received	26/06/2020
		Decision Date	03/08/2020

Town and Country Planning Act, 1990: Section 96A

Non-material amendment to Planning Permission

Location of application

BARTON HOUSE, DARLAND LANE, ROSSETT, WREXHAM, , LL12 0EL

Description of application

DIWYGIAD ANSYLWEDDOL I GANIATÂD CYNLLUNIO P/2016/0303 - CYNLLUN Y
SAFLE / NON-MATERIAL AMENDMENT TO PLANNING PERMISSION
P/2016/0303 - SITE LAYOUT

**Your application for a non-material amendment to the above mentioned
planning permission is REFUSED**

Reason(s)

1. The amendments would reduce the amount of parking, result in a driveway that conflicts with condition 15 of the planning permission in respect of width and would adversely impact upon the appearance of the development due to the awkward location of the driveway in respect of Plot 1. They are therefore considered to result in a material change to the planning permission.

Note(s) to applicant

The applicant is advised that there is no right of appeal against the Council's refusal to grant this non-material amendment.

The applicant is advised to contact the Council to discuss other options and procedures for making the desired changes to the existing planning permission.

The applicant is advised to contact the Council's Head of Community Wellbeing and Development prior to the preparation of detailed plans.

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**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