

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 MARK HULME	Code Number	BRY P/2020/0556
Agent	MR MARK HULME 25 HIGH STREET BRYMBO WREXHAM LL11 5BL	Date Received	08/09/2020
		Decision Date	07/12/2020

Town and Country Planning Act, 1990

Location of application

25, HIGH STREET, BRYMBO, WREXHAM, LL11 5BL

Description of application

GAREJ GYDAG ARDAL HAMDDEN AR BEN Y TO (UN OL DREMIOL MEW RHAN) / GARAGE WITH ROOFTOP RECREATION AREA (IN PART RETROSPECT)

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
PS1	Settlement limits
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	07/12/2020	Planning permission issued

Particulars of decision that permission be GRANTED

Subject to the following:-

Condition(s)

1. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered Garage 25HS received 30/9/2020 and as contained within the application documentation.
2. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.
3. The screen glazing in the elevations facing east shall only be glazed or re-glazed using obscure glass which shall thereafter be permanently retained.

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4. The lower section of terrace adjoining the front (east elevation) of the garage shall not be used as a sitting or play area.
5. The premises shall only be used for storage and domestic purposes incidental to the use of existing dwelling for residential purposes and for no other purpose.
6. Within 1 month of the date of this permission, the metal side panels of the rooftop area shall be replaced by obscure glazing which shall thereafter be permanently retained.
7. Details of any additional external lighting shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. The lighting as is approved shall be installed in strict accordance with the scheme prior to first use of the development and shall thereafter be permanently retained in a fully operational condition.

Reason(s)

1. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
2. 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.
3. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
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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.

Applicant MR MARK HULME

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25
HIGH STREET
BRYMBO
WREXHAM
LL11 5BL

Date Received 08/09/2020

Decision Date 07/12/2020

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.

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

