

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 HOWARD PARSONAGE	Code Number	BRO P/2020/0010
Agent	MR HOWARD PARSONAGE 31 WREXHAM ROAD BRYNTEG WREXHAM LL11 6HR	Date Received	10/01/2020
		Decision Date	28/02/2020

Town and Country Planning Act, 1990

Location of application

31, WREXHAM ROAD, BRYNTEG, WREXHAM, LL11 6HR

Description of application

ERECTION OF 1.8M HIGH WALL AND BLOCK UP EXISTING GATE
OPENING REPLACE EXISTING TIMBER FENCING WITH NEW
RETAINING WALL WITH LAND / GARDEN TO BE LEVELLED OFF

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	28/02/2020	Planning permission issued
1	31/03/2021	Approval of details submitted in respect of condition 03

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 2709E/01 Revision D1, 2709E/02 Revision D1, 2709E/03 Revision D1 and Gabion Retaining Wall and as contained within the application documentation.
3. No part of the development shall commence until full details of the design, drainage and construction of retaining wall have been submitted to and approved in writing by the Local Planning Authority. The development

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shall thereafter be carried out in strict accordance with the details as approved.

Date Approved: 31.3.21 **Reference Number:** P/2021/0063

By: Wrexham County Borough Council

Approved Details: Drawings nos. 2709E/04 Revision C
2709E/05 Revision C

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. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant

The wall will require technical approval from the Highways Authority and will need to be designed in accordance with BD 2/12 of the Design Manual for Road and Bridges.

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority



Officer Appointed for this purpose
Chief Officer Planning & Regulatory

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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

