

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 GUY TOMLINSON	Code Number	RUA P/2020/0893
Agent	MR JOHN GITTINS RIDGEFIELD KINNERTON ROAD HOPE FLINTSHIRE LL12 9RH	Date Received	02/12/2020
		Decision Date	05/03/2021

Town and Country Planning Act, 1990

Location of application

, CLWTT FARM, GYFELIA, WREXHAM, , LL13 0YL,

Description of application

ESTYNIAD OCHR LLAWR CYNTAF / FIRST FLOOR SIDE EXTENSION

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	05/03/2021	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 A100 - Existing Floor Plans, A101 - Existing Elevations, A102 - Proposed Floor Plans, A103 - Proposed Elevations and as contained within the application documentation.
3. No facing or roofing materials shall be used other than materials matching those used on the existing building.

Applicant MR GUY TOMLINSON

Code Number RUA P/2020/0893

Agent MR JOHN GITTINS
RIDGEFIELD
KINNERTON ROAD
HOPE
FLINTSHIRE
LL12 9RH

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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

Bats and their roosting places are protected by law, should bats be discovered during the course of implementing this permission, all work must stop and expert advice sought.



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

