

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 GERARD RYAN	Code Number	GRE P/2020/0631
Agent	REAL PLANNING MR GERRY KELLETT DUNMORE CHURCH STREET PENYCAE WREXHAM LL14 2RL	Date Received	16/07/2020 24/11/2020
		Decision Date	

Town and Country Planning Act, 1990

Location of application

2 GROSVENOR VIEW, PANT LANE, GRESFORD, WREXHAM, , LL12 8HA

Description of application

CODI SHED BLOC GYDA TO AR ONGL (YN OL DREMIOL) / ERECTION OF BLOCK SHED WITH PITCHED ROOF (IN 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

Revision	Date	Description of Decision
0	24/11/2020	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) received 21/10/2020 and as contained within the application documentation.
2. The premises shall only be used for residential purposes ancillary to the use of the existing dwelling as a single dwellinghouse.

Applicant MR GERARD RYAN

Code Number GRE P/2020/0631

Agent REAL PLANNING
MR GERRY KELLETT
DUNMORE
CHURCH STREET
PENYCAE
WREXHAM
LL14 2RL

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Reason(s)

1. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
2. This is a non-standard reason

Note(s) to applicant

Lighting has the potential for classification as a statutory nuisance under the Environment Protection Act 1990. If lighting is found to be causing a nuisance than an Abatement Notice may be served, and the applicant is advised to consider this when designing the installation of any lighting.



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

