

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	MS YVONNE HUGHES	Code Number	RUA P/2020/0533
Agent	DMS ARCHITECTURAL SURVEYING MR DAVID SELVEY 31 HAIG ROAD HIGHTOWN WREXHAM LL13 7BU	Date Received	01/09/2020 30/10/2020
		Decision Date	

Town and Country Planning Act, 1990

Location of application

, 2 BROOK HOUSE, RAILWAY TERRACE, RUABON, WREXHAM, , LL14 6DH

Description of application

TROSI AC YMESTYN Y GAREJ BRESENNOL I FFURFIO LLETY ATODOL HUNANGYNHWYSOL / CONVERSION AND EXTENSION TO EXISTING GARAGE TO FORM SELF-CONTAINED ANNEX ACCOMMODATION

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

EC12	Development and flood risk
EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
EC7	Conservation Areas
GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment

Revision	Date	Description of Decision
0	30/10/2020	Planning permission issued

Particulars of decision that permission be GRANTED
Subject to the following:-

Condition(s)

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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:
FV7 / R0820 / 3 Site Plan
FV7 / R0820 / 2a Proposed plans and elevations
Location Plan
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.
4. The premises shall only be used for residential purposes ancillary to the use of 2 Brook House as a single dwelling.

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.
4. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant

Please note the consultation responses from Contaminated Land and Network Rail available on our website

Trees within and adjoining the site are subject to protection under Conservation Area legislation and it is likely that the council would resist any significant pruning, height reduction or removal of these trees at a later date in order to address issues which should be considered and addressed now.

Applicant MS YVONNE HUGHES

Code Number RUA P/2020/0533

Agent DMS ARCHITECTURAL
SURVEYING
MR DAVID SELVEY
31
HAIG ROAD
HIGHTOWN
WREXHAM
LL13 7BU

Date Received 01/09/2020

30/10/2020

Decision Date



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

