

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 KELLY	Code Number	GWE P/2020/0701
Agent	MR GERAINT EDWARDS 36 PLAS TIRION JOHNSTOWN WREXHAM LL14 1UR	Date Received	26/10/2020
		Decision Date	08/01/2021

Town and Country Planning Act, 1990

Location of application

TRANSVAAL HOUSE, BLUE BELL LANE, PANDY, WREXHAM, , LL12 8EE

Description of application

GAREJ NEWYDD AC ADDASIADAU I FYNEDIAD / REPLACEMENT
GARAGE AND ACCESS ALTERATIONS

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

EC4	Hedgerows, Trees and Woodland
GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	08/01/2021	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:
A101 proposed site plan
A103 proposed garage
A104 visibility splay

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A001 Location plan

and as contained within the application documentation.

3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.

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

Your attention is drawn to Highway Supplementary Notes - 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

A licence must be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to lower the kerblin and cross the footpath in connection with condition no. 2. Further guidance can be obtained from the Highway Authority of Wrexham County Borough Council on telephone 01978 729670.



**Officer Appointed for this purpose
Chief Officer Planning & Regulatory**

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