

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	MRS JENNY LOMAX	Code Number	MIN P/2018/0831
Agent	CB ARCHITECTURAL DESIGN MR CRAIG BAUGH 41 FOSTER ROAD WREXHAM LL11 2LT	Date Received	01/10/2018
		Decision Date	01/11/2018

Town and Country Planning Act, 1990

Location of application

RHOSDIR FARM, NEW BRIGHTON, MINERA, WREXHAM, LL11 3DS

Description of application

DEMOLITION OF EXISTING SUN ROOM AND CONSTRUCTION OF NEW KITCHEN / DINING ROOM EXTENSION WITH MINOR INTERNAL ALTERATIONS

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	30/10/2018	PLANNING PERMISSION ISSUED
1	09/11/2020	P/2020/0686 - NON MATERIAL AMENDMENT TO PLANNING PERMISSION P/2018/0831 - ELEVATIONS

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.

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2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 794/Sk01 Rev A, 794/Sk02 Rev A, 794/Sk03 Rev A and 794/Sk04 and as contained within the application documentation.

Approval: 09.11.2020 **Reference Number:** P/2020/0686

By: Wrexham County Borough Council

Approved Plan Refs: 794/Sk04 Rev A, 794/L(2)01 Rev B, 794/L(2)02 Rev C and 794/L(2)04 Rev D

3. Prior to their use on the development samples of all external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To define the scope of the planning permission
3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.

Note(s) to applicant

All works relating to this development which are audible beyond the site boundary should be carried out only between 7.30 and 18.00 hrs Monday to Friday, and 08.00 to 14.00 hrs on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60, Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

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The applicant should adhere to the times given above wherever possible. For further information and advice regarding construction noise please contact the Council's Housing and Public Protection Department on 01978 315300.



**Officer Appointed for this purpose
Head of Environment and Planning**

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

