

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 PAUL WILLIAMS	Code Number	ISY P/2020/0560
Agent	BLUEPRINT LTD MR JACK FELGATE OFFICE 3K4 REDWITHER TOWER WREXHAM INDUSTRIAL ESTATE WREXHAM LL13 9XT	Date Received	16/09/2020
		Decision Date	23/11/2020

Town and Country Planning Act, 1990

Location of application

CHURCH HOUSE, CHURCH LANE, ISYCOED, WREXHAM, LL13 9RY

Description of application

ESTYNIAD OCHR UNLLAWR / SINGLE STOREY 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
PS1	Settlement limits

Revision	Date	Description of Decision
0	23/11/2020	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. No facing or roofing materials shall be used other than materials matching those used on the existing building.
3. The development shall be carried out in strict accordance with the findings and recommendations contained within the Bat Activity Survey (Version 2 CHU200520) and the Ecological Appraisal (Version 2 CHU031219) as carried out by Susan Worsfold dated 19th October 2020. The mitigation and compensation measures hereby approved shall be fully implemented prior to first use of the development.

Applicant	MR PAUL WILLIAMS	Code Number	ISY P/2020/0560
Agent	BLUEPRINT LTD MR JACK FELGATE OFFICE 3K4 REDWITHER TOWER WREXHAM INDUSTRIAL ESTATE WREXHAM LL13 9XT	Date Received	16/09/2020
		Decision Date	23/11/2020

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. 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.
3. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.



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

