

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	ADVANCE BRIGHTER FUTURES	Code Number	WRO P/2018/0448
Agent	BLUEPRINT LTD MR STEVEN ELTHAM OFFICE 3K4 REDWITHER TOWER WREXHAM INDUSTRIAL ESTATE WREXHAM LL13 9XT	Date Received	01/06/2018
		Decision Date	07/01/2019

Town and Country Planning Act, 1990

Location of application

THE BRIGHTER FUTURES GROUP, 3, BELMONT ROAD, WREXHAM,
LL13 7PW

Description of application

DEMOLITION OF EXISTING CONSERVATORY TO ALLOW FOR
PROPOSED TWO-STOREY REAR EXTENSION TO INCORPORATE
CONSULTANCY ROOM FACILITIES TOGETHER WITH INTERNAL
ALTERATIONS AND RAMPED ACCESS

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

EC7	Conservation Areas
GDP1	Development objectives
T8	Parking

Revision	Date	Description of Decision
0	07/01/2019	Planning permission issued
1	31/03/2021	Approval of details submitted in respect of conditions 03 and 04

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 AC049/003 Revision F

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and AC049/004 Revision E and as contained within the application documentation.

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.

Date Approved: 31/03/2021 **Reference Number:** P/2021/0064

By: Wrexham County Borough Council

Approved Details: Off white K-Render, Polyroof 185 flat roofing system, Anthracite Aluminium Windows.

4. Prior to their installation on the building, drawings to scale 1:5 and 1:20 fully detailing all new or replacement windows and doors shall be submitted to and approved in writing by the Local Planning Authority. The details shall fully describe the proposed materials, decorative/protective finishes, method of opening and glazing type and include cross sections for glazing bars, sills and heads etc. The works shall only be carried out in strict accordance with such details as are approved.

Date Approved: 31/03/2021 **Reference Number:** P/2021/0064

By: Wrexham County Borough Council

Approved Details: Drawings nos. AC049/003 Revision G and AC049/007

5. Notwithstanding the details shown on the approved plans, the windows and doors shall be aluminium framed.

6. The vehicular parking and turning areas as shown on approved drawing(s) No(s). AC049/004 Revision E shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of motor vehicles at all times.

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.

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4. To ensure the works reflect the character and appearance of the building.
5. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
6. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety.

Note(s) to applicant

The development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority



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

**In pursuance of its powers under the Acts
an 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**