

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	PETER MATTHEWS PRM PROPERTY LTD	Code Number	WRC P/2020/0663
Agent	MR ROBERT BENNETT 6 LAURELS AVENUE BANGOR ON DEE WREXHAM LL13 0BQ	Date Received	14/10/2020
		Decision Date	14/12/2020

Town and Country Planning Act, 1990

Location of application

, 49 -52, CHESTER STREET, , WREXHAM, , LL13 8BA

Description of application

GOSOD SIOP BLAEN NEWYDD / INSTALLATION OF NEW SHOPFRONT

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
PS1	Settlement limits
PS2	Development and the environment
S2	Ground floor retailing in Wrexham town centre

Revision	Date	Description of Decision
0	14/12/2020	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. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 1210.304 received 30/10/2020 and as contained within the application documentation.
3. 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

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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.

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 the works reflect the character and appearance of the building in accordance with Policy GDP1 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.h
tm](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)



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

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