

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 JIM ASHWORTH	Code Number	GLY P/2019/0551
Agent	MR JIM ASHWORTH OLD LEVEL CROSSING 1 CROESNEWYDD ROAD WREXHAM LL13 7TB	Date Received	23/07/2019
		Decision Date	02/12/2019

Town and Country Planning Act, 1990

Location of application

, ERWALLO UCHAF, DOLYWERN, PONTFADOG, LLANGOLLEN, , LL20 7AG

Description of application

RENOVATION AND EXTENSION TO DWELLING

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

EC5	Special Landscape Areas
GDP1	Development objectives
H3	Residential conversion of buildings outside settlement limits
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	02/12/2019	Planning permission issued
1	24/08/2020	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) dated 22 November 2019 and as contained within the application documentation.

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3. Prior to their use on the development, a specification of all new and replacement facing materials, to include window frame and casements and doors, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the detail as approved.

Date Approved: 24.08.2020 **Reference Number:** P/2020/0113

By: Wrexham County Borough Council

Approved Details: Document titled Proposed Materials received on 15 May 2020 and email dated 05 August 2020 confirming use of Welsh slates.

4. Prior to the commencement of development, a scheme of bat mitigation and compensation measures, which are based on an updated survey of the existing building which takes the form of the survey undertaken by Sam Dyer Ecology dated 17 July 2017 and as submitted with the planning application, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the scheme as approved.

Date Approved: 24.08.2020 **Reference Number:** P/2020/0113

By: Wrexham County Borough Council

Approved Details: Sensible Ecological Survey Solutions Phase 2 Bat Surveys Statement Report received 02 June 2020

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.
4. In order to ensure that the development does not cause harm to species which are afforded protection through the planning system and to ensure compliance with policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant

Applicant MR JIM ASHWORTH

Code Number GLY P/2019/0551

Agent MR JIM ASHWORTH
OLD LEVEL CROSSING
1 CROESNEWYDD ROAD
WREXHAM
LL13 7TB

Date Received 23/07/2019

02/12/2019

Decision Date



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

