

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 BENNETT	Code Number	GWE P/2020/0590
Agent	PARRY DAVIES ARCHITECTS LTD MR R S GRATTON STUDIO 55:20 NORTH WALES BUSINESS PARK ABERGELE CONWY LL22 8LJ	Date Received	17/09/2020
		Decision Date	15/12/2020

Town and Country Planning Act, 1990

Location of application

4, WESTMINSTER RISE, SUMMERHILL, WREXHAM, LL11 4QD

Description of application

TROSI GAREJ, ESTYNIAD OCHR DEULAWR A GAREJ AR WAHAN
NEWYDD / GARAGE CONVERSION, TWO STOREY SIDE EXTENSION
AND NEW DETACHED GARAGE

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

Revision	Date	Description of Decision
0	15/12/2020	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 1:500 Block Plan, 1:100 Proposed Elevations, 1:50 Proposed Ground Floor Plan, 1:50 Proposed First Floor Plan and as contained within the application documentation.
3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.

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4. Gas protection measures, Characteristic Situation 2 (CIRIA 665 'Assessing Risks posed by Ground Gases to Buildings, 2007), shall be installed in all new buildings/extensions. A methodology of these works (including specification details, design plans, installation, inspection and validation details etc...) shall be submitted to and approved in writing by the Local Planning Authority, prior to any works commencing on site. The development shall not be occupied/used until the Validation Report prepared by an independent and suitably experienced third party to show that the works have been satisfactorily carried out has been submitted to and approved in writing by the Local Planning Authority.

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 the interests of the amenities of the future occupants of the buildings in accordance with Policy GDP1 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

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