

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 ANTONY JONES	Code Number	WOR P/2020/0486
Agent	BLUEPRINT LTD MR JACK FELGATE OFFICE 3K4 REDWITHER TOWER WREXHAM INDUSTRIAL ESTATE WREXHAM LL13 9XT	Date Received	19/08/2020 20/10/2020
		Decision Date	

Town and Country Planning Act, 1990

Location of application

5, WHITEHOUSE MEWS, WORTHENBURY, WREXHAM, , LL13 0AW

Description of application

ESTYNIAD DEULAWR I'R OCHR / TWO-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:-

EC12	Development and flood risk
EC5	Special Landscape Areas
EC6	Biodiversity Conservation
EC7	Conservation Areas
GDP1	Development objectives
PS1	Settlement limits
PS11	Biodiversity
PS2	Development and the environment

Revision	Date	Description of Decision
0	20/10/2020	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:
J151/003 Proposed plans and elevations

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J151/004 Location and site plans

J151/001 Existing Plans and elevations

7464SWMP Coopers Surface Water Maintenance Plan
and as contained within the application documentation.

3. Prior to their use on the development details of all external facing materials and fenestration finishes 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.
4. The development shall be carried out in accordance with the recommendations of the submitted Surface Water Maintenance Plan.

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. To ensure satisfactory drainage

Note(s) to applicant

Guidance from Natural Resources Wales:

During the construction phase the developer should take any precaution to prevent contamination of surface water drains and local watercourses. Oils and chemicals should be stored in bunded areas and spill kits should be readily available in case of accidental spillages.

For further guidance please refer to GPP 5 and PPG 6 at the following link:
<http://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelines-ppgs-and-replacement-series/guidance-for-pollution-prevention-gpps-full-list/>

Please note that our decision not to comment does not rule out the potential for the proposed development to affect other interests, including environmental interests of local importance.

The applicant should be advised that, in addition to planning permission, it is

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their responsibility to ensure that they secure all other permits/consents relevant to their development.



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

