

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	KIM FARRALL AND RICHARD CLOWES	Code Number	GLY P/2020/0041
Agent	WATTLE AND DAUB ARCHITECTS LTD JULIA BURKE 32 SUMPTER PATHWAY CHESTER CH2 3JF	Date Received	22/01/2020
		Decision Date	17/03/2020

Town and Country Planning Act, 1990

Location of application

3, GARTH OBREY, PONTFADOG, LLANGOLLEN, LL20 7AT

Description of application

FIRST FLOOR EXTENSION

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	17/03/2020	Planning permission issued
1	17/11/2020	Discharge of condition 4 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 Dwg No PL02, Dwg No PL06 Rev A, Dwg No PL05 Rev A 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.
4. Prior to their installation on the building, details of the new windows and doors, which shall include material and finish, shall be submitted to and

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RICHARD CLOWES

Code Number GLY P/2020/0041

Agent WATTLE AND DAUB
ARCHITECTS LTD
JULIA BURKE
32
SUMPTER PATHWAY
CHESTER
CH2 3JF

Date Received 22/01/2020

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approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Details Approved: 'Proposed Windows' Document received 29.07.2020 and Email Confirmation dated 06.11.2020. **Approved by:** Wrexham County Borough Council
Date: 17/11/2020 **App Ref No:** P/2020/0346

5. The recommendation as set out in sections 8 and 9 of the submitted Protected Species Survey dated 20th September 2019 shall be carried out and adhered to in full.

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 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.
5. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.



Officer Appointed for this purpose
Chief Officer Planning & Regulatory

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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

