

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 GARY POTTENGER	Code Number	LLR P/2018/0865
Agent	GBS DESIGN SERVICES MR GEOFF BROWN DEE VIEW 44 WHITFORD STREET HOLYWELL CH8 7NL	Date Received	11/10/2018
		Decision Date	13/11/2018

Town and Country Planning Act, 1990

Location of application

LLANERCH BACH, PEN Y GRAIG, FRONCYSYLLTE, WREXHAM,
LL20 7RT

Description of application

TWO-STOREY REAR EXTENSION

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

EC1	Green Barriers
EC4	Hedgerows, Trees and Woodland
EC5	Special Landscape Areas
EC6	Biodiversity Conservation
GDP1	Development objectives
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	13/11/2018	PLANNING PERMISSION ISSUED
1	07/10/2020	P/2020/0586 - NON-MATERIAL AMENDMENT TO PLANNING PERMISSION P/2018/0865 - ELEVATION AND FLOOR PLANS

Particulars of decision that permission be GRANTED
Subject to the following:-

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Conditions

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 001, 002, 003, 004, 005 and as contained within the application documentation.

S96 Non-material Amendment Approved on: 07/10/2020

Reference Number: P/2020/0586

By: Wrexham County Borough Council

Amended Plan Refs: Elevations as proposed (rev A) and Floor Plans as proposed (rev A)

3. No facing or roofing materials shall be used other than materials matching those used on the existing building.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To define the scope of the planning permission
3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.

Note(s) to applicant

All works relating to this development which are audible beyond the site boundary should be carried out only between 7.30 and 18.00 hrs Monday to Friday, and 08.00 to 14.00 hrs on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60, Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

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The applicant should adhere to the times given above wherever possible. For further information and advice regarding construction noise please contact the Council's Housing and Public Protection Department on 01978 315300.



**Officer Appointed for this purpose
Head of Environment and Planning**

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

