

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 ADAM COOPER	Code Number	GRE P/2020/0268
Agent	BRATLEY ARCHITECTURAL LTD MRS SUZANNE BRATLEY PO BOX 3870 CHESTER CH1 9DQ	Date Received	04/05/2020
		Decision Date	05/10/2020

Town and Country Planning Act, 1990

Location of application

, 69, WYNNSTAY LANE, MARFORD, WREXHAM, LL12 8LH,

Description of application

ESTYNIAD OCHR, TROSI ADEILAD ALLANOL YN ATODIAD A GAREJ AR WAHÂN (DIWYGIAD I P/2020/0078) / SIDE EXTENSION, CONVERSION OF OUTBUILDING TO ANNEX AND DETACHED GARAGE (AMENDMENT TO P/2020/0078)

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
PS1	Settlement limits
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	05/10/2020	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:
Location Plan
1463.02 Proposed Block Plan
1463.03 Existing drawings
1463.04C Proposed plans and elevations

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1463.05 Proposed garage

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. The vehicular parking areas as shown on approved drawing(s) No(s). 1463.02 shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking of motor vehicles at all times.
5. The existing trees, shrubs and hedges shown on drawing(s) No(s). 1463.02 to be permanently retained shall not be cut down, grubbed out, lopped or uprooted. Any trees, shrubs or hedges removed or being severely damaged or becoming diseased shall be replaced with trees, shrubs or hedging plants of the equivalent size and species.
6. The proposed granny flat shall only be used for residential purposes ancillary to the use of the existing dwelling 69 Wynnstay Lane.

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 provide for the parking of vehicles clear of the highway in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan
5. To ensure the amenity afforded by the trees is continued into the future in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.
6. Safeguard the amenities of the area.

Note(s) to applicant

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the

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Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Your attention is drawn to Highway Supplementary Notes - 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.h
tm](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)



Officer Appointed for this purpose
Chief Officer Planning & Regulatory

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