

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

|                  |                                                            |                      |                 |
|------------------|------------------------------------------------------------|----------------------|-----------------|
| <b>Applicant</b> | MR LEE PRICE                                               | <b>Code Number</b>   | WRA P/2020/0190 |
| <b>Agent</b>     | MR LEE PRICE<br>240<br>CHESTER ROAD<br>WREXHAM<br>LL12 8DT | <b>Date Received</b> | 19/03/2020      |
|                  |                                                            | <b>Decision Date</b> | 30/07/2020      |

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### **Town and Country Planning Act, 1990**

#### **Location of application**

240, CHESTER ROAD, WREXHAM, LL12 8DT,

#### **Description of application**

ALTERATIONS TO HEIGHT AND APPEARANCE OF EXISTING FENCE

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

| Revision | Date       | Description of Decision    |
|----------|------------|----------------------------|
| 0        | 30/07/2020 | Planning permission issued |

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

##### **Condition(s)**

1. The development hereby permitted shall be fully implemented within six months of 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, 1:200 Block Plan, Proposed Elevations Plan and as contained within the application documentation.
3. The fence shall not exceed 0.6m in height at any point and the height of the fence and wall combined shall not exceed 1.2m at any point.
4. Prior to commencement of development, details of the colour and finish of the fence (including the break in panels) shall be submitted to and approved in writing by the Local Planning Authority. The details submitted shall include a suitably scaled drawing showing the entire elevation of the fence, viewed from the adjacent highway.

|                  |                                                            |                      |                          |
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|                  |                                                            | <b>Decision Date</b> |                          |

5. The existing fence, as shown on the submitted plan labelled 'Original. As currently installed', shall be fully removed prior to commencement of the development hereby approved.

### **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. For the avoidance of doubt and to safeguard the visual amenity of the area in accordance with UDP Policy GDP1.
4. To safeguard visual amenities of the area in accordance with UDP Policy GDP1.
5. To ensure a satisfactory visual appearance in accordance with UDP Policy GDP1.



**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](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)

