

In pursuance of its powers under the Acts an 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 & MRS LOCKER	Code Number	LGC P/2019/0069
Agent	BOB DEWEY PLANNING MR B DEWEY THE GABLES LLANFYNYDD WREXHAM LL11 5HG	Date Received	29/01/2019
		Decision Date	14/05/2019

Town and Country Planning Act, 1990

Location of application

DDOL HIR CARAVAN PARK, GLYN CEIRIOG, LLANGOLLEN, LL20 7NP

Description of application

CHANGE OF USE OF EXISTING STORE BUILDING AND EXTENSIONS TO FORM RESIDENTIAL ACCOMMODATION

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
EC4	Hedgerows, Trees and Woodland
GDP1	Development objectives
PS2	Development and the environment

Revision	Date	Description of Decision
0	14/05/2019	PLANNING PERMISSION ISSUED
1	21/07/2020	P/2020/0283 NON-MATERIAL AMENDMENT TO PLANNING PERMISSION P/2019/0069 - CHANGES TO MATERIALS, WINDOWS, ROOF AND CHIMNEY

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. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.
3. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered SK/03 Rev E and SK/04 Rev E and as contained within the application documentation.

S96 Non-material amendment Approved on: 21/07/2020

Reference Number: P/2020/0283

By: Wrexham County Borough Council

Deleted Drawing Refs: SK/03 Rev E and SK/04 Rev E

Approved Drawing Refs: ML/01 Rev A, ML/02 Rev K, ML/03 Rev L, ML/04 Rev K, ML/05 Rev I, ML/06 Rev I and ML/07 Rev E

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. 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.
3. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.

Note(s) to applicant

Your attention is drawn to the comments raised by Natural Resources Wales regarding:

- Construction work and the relationship with adjoining river
- Potential pollution of the river
- Foul drainage

Flood risk - incorporation of flood resilience measures and concern from Natural Resources Wales regarding the property being used as a permanent dwelling given the site has flooded previously. Waste produced during construction. You may wish to discuss this with Natural Resources Wales further.



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