

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 RICHARD SPINKS	Code Number	ESC P/2020/0111
Agent	MR RICHARD SPINKS MILL FARM HOUSE MILL TERRACE BERSHAM WREXHAM LL14 4LL	Date Received	17/02/2020 20/05/2020
		Decision Date	

Town and Country Planning Act, 1990

Location of application

MILL FARM HOUSE, MILL TERRACE, BERSHAM, WREXHAM, , LL14 4LL

Description of application

APPLICATION FOR REMOVAL OF CONDITION NO 3 AND VARIATION OF CONDITION 2 IMPOSED UNDER PLANNING PERMISSION P/2019/0117

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	20/05/2020	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 20/03/2024.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 1:500 Proposed Site Plan (received 15/05/2020), 1:50 Section A-A, 1:50 Proposed Floor Plan and 1:100 Proposed Elevations (received 12/05/2020) and as contained within the application documentation.
3. No part of the development shall commence until sample(s) of the slate and ridge tiles have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with such details as are approved.
4. No works shall commence until drawings to scale 1:5 and 1:20 fully detailing all new or replacement windows and doors have been submitted to

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and approved in writing by the Local Planning Authority. The details shall fully describe the proposed materials, decorative/protective finishes, method of opening and glazing type and include cross sections for glazing bars, sills and heads etc. The works shall only be carried out in strict accordance with such details as are 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. 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 the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.



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