

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 MRS PHILLIPS **Code No** RUA P/2017/0897

Agent BLUEPRINT LTD
MR DAFYDD EDWARDS
OFFICE 3K4
REDWITHER TOWER
WREXHAM INDUSTRIAL ESTATE
WREXHAM
LL13 9XT

Date Received 26/10/2017
Decision Date 27/11/2017

TOWN AND COUNTRY PLANNING ACT, 1990

Location of application

LAND BETWEEN, IDOMA AND 1 BRYN COTTAGES, PENYLAN, RUABON, WREXHAM, LL14 6HP

Description of application

APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS IMPOSED UNDER PLANNING PERMISSION CODE NO P/2015/0347:
CONDITION 2 - SUBMISSION OF SCHEME OF REASONABLE AVOIDANCE MEASURES FOR BATS
CONDITION 3 - SUBMISSION OF SAMPLES OF ALL EXTERNAL FACING AND ROOFING MATERIALS
CONDITION 5 - SUBMISSION OF SCHEME OF BOUNDARY TREATMENT INCLUDE TIMESCALES FOR IMPLEMENTATION

DECISION

The following details are **APPROVED**.

Condition 02

Preliminary Bat and Great Crested Newt assessment, Bryn Cottage, Pen Y Lan, Ruabon, Wrexham, LL14 6HP, reference AE17.131. Astute Ecology, dated February 2017

Condition 03

Material Samples O/2015/0347 Land between Idoma and 1 Bryn Cottages Penylan Ruabon, Wrexham, LL14 6HP, received 26 October 2017

Condition 05

Drawing no. B081/016 Revision A.

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**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