

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 ROB LLOYD	Code Number	WRR P/2021/0448
Agent	COLAB DESIGN AND SAFETY BRIAN SHERRIFF 34 DANESWELL DRIVE MORETON CH46 1QH	Date Received	06/05/2021
		Decision Date	22/06/2021

Town and Country Planning Act, 1990

Location of application

2, REGENT STREET, WREXHAM, LL11 1SA

Description of application

GOSOD BLAEN SIOP NEWYDD / INSTALLATION OF NEW SHOP FRONT

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

EC7	Conservation Areas
GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment

Revision	Date	Description of Decision
0	22/06/2021	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:
02 Existing and Proposed plans and elevations
03 Location Plan and site plan
Heritage Impact Assessment
and as contained within the application documentation.

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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.

Note(s) to applicant

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)

The contractor is requested to notify the Council of the completion of works in order to regularise the works to the shopfront



Officer Appointed for this purpose
Chief Officer Planning & Regulatory

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