

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 LEE GARRETT

Code Number ISY P/2021/0330

Agent MR LEE GARRETT
77
FFORDD GLYN
COED Y GLYN
WREXHAM
LL13 7QW

Date Received 07/04/2021

Decision Date 07/07/2021

Town and Country Planning Act, 1990

Location of application

, HAREBELL COTTAGE, ISYCOED, BOWLING BANK, WREXHAM, , LL13 9RY

Description of application

DYMCHWEL 3 CHWARAE PRESENNOL AC EFFEITHIO ARCHWILIO NEWYDD / DEMOLITION OF 3 EXISTING SHEDS AND ERECTION OF NEW OUTBUILDING

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

GDP1 Development objectives

Revision	Date	Description of Decision
0	07/07/2021	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 1:200 General Plan, 1:100 Proposed Plan and Elevations, 1:2500 Location Plan and as contained within the application documentation.
3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.

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4. The development hereby approved shall only be used for purposes incidental to the use of the dwelling as single dwelling house and for no other purposes.

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. In the interests of safeguarding the open countryside from potential residential development in which local planning policy presumes against, in accordance with UDP Policy H5.



**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

