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

7
Expiry Date:
22/04/2003
Decision Notice Sent:
09/04/2003
Grid Reference:
E 341343
N 344282

wrexham
COUNTY BOROUGH
BWRDEISTREF SIROL
wrecsam

Applicant	Rayson Developments	**Code Number**	WOR P/2003 /0205
Agent	Emery Planning Partnership 4 South Park Court Hobson Street Macclesfield SK11 8BS	**Date Received**	25/02/2003
		Decision Date	07/04/2003

TOWN AND COUNTRY PLANNING ACT, 1990

Location of application

Plot 1 Gates Farm Bangor On Dee Wrexham

Description of application

Retention of single dwelling (variation of scheme previously granted under Code No. CB 02906), erection of detached garage and installation of sewage treatment plant.

Particulars of decision that permission be GRANTED
Subject to the following:-

Condition(s)

1. The development shall only be carried out in strict conformity with the details shown on the approved drawings and in the application documentation.
2. The external alterations including the reinstatement of the steps on the gable elevation, removal of the unauthorised front porch, reduction in scale of the rear single storey extension and reinstatement of original door/window openings shall be completed prior to first occupation of the dwelling unit.
3. Notwithstanding the provisions of the Town and Country Planning General Development Order 1995 (or any order revoking or re-enacting that order) no tank for the storage of oils, fuels or chemicals shall be erected within the curtilage of a dwellinghouse unless it is sited on an impervious base and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. All filling points, vents gauges and sight glasses must be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage.
4. No development approved by this permission shall be commenced until a scheme for the conveyance of foul drainage to a private treatment plant has been submitted to and approved by the Local Planning Authority. No part of the development shall be brought into use until such treatment plant has been constructed.

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5. No development approved by this permission shall be occupied or brought into use until a scheme for the future maintenance of the foul drainage system has been submitted to and approved by the Local Planning Authority.
6. This permission shall operate only to allow development to be carried out in accordance with the approved drawings and the application documentation. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no further development shall take place within the site (other than the painting of the buildings).

Reason(s)

1. To ensure that the development complies with Council policy and in the interests of visual amenity.
2. To ensure that the development complies with Council policy and in the interests of visual amenity.
3. To prevent pollution of the water environment.
4. To prevent pollution of the water environment.
5. To prevent pollution of the water environment.
6. The site is located within open countryside where careful control is needed over further extensions or alterations.

Note(s) to applicant

Your attention is drawn to Highway Supplementary Notes Numbered 1, 3, 4 and 5 on the enclosed "Applicants' Rights and General Information".

Officer Appointed for this purpose
Refer to the Statement of Applicant's Rights and General Information Enclosed

Chief Planning Officer, Lambpit Street, P O Box 1290, Wrexham, LL11 1WL.