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

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant MR JULIAN DAVIES

Reference P/2024/0168

Agent DAFYDD EDWARDS
BLUEPRINT
ARCHITECTURAL
SERVICES
Office 34K
Redwither Tower
Wrexham Industrial
Estate
Wrexham
LL13 9XT

Date Received 05/03/2024

Decision Date 23/07/2024

Town and Country Planning Act, 1990

Location of Application

BRIDGEWATER, CHURCH STREET, HOLT, WREXHAM, LL13 9JP

Description of Application

ESTYNIAD CEFN DEULAWR AC ADDASIADAU I'R DRYCHIAD BLAEN
TWO STOREY REAR EXTENSION AND ALTERATIONS TO FRONT ELEVATION

In reaching this decision the Council has had regard to the following relevant policies: -

National Policies and Technical Advice Notes (TAN):
TAN 10 Tree Preservation Orders
TAN 24 Historic Environment

Wrexham Local Development 2013 – 2028:
SP2 – Location of development
SP11 – Transport and accessibility
SP12 – Design principles and masterplanning framework
SP13 – Health and Wellbeing
SP14 – Natural environment
SP15 – Historical and cultural environment
SP19 – Green infrastructure
NE1 – International and national nature conservation designations
NE3 – Trees, woodlands and hedgerows
DM1 – Development management considerations

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Revision	Date	Description of Decision
0	23/07/2024	Planning permission issued

Particulars of decision : 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 following plan(s) and document(s):
   - DC143/001
   - DC143/004 Revision C
   - DC143/005 Revision B
   - DC143/007

3. Prior to the commencement of the development hereby permitted, samples of the materials to be used in the construction of the external surfaces of the development shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

4. Before development hereby permitted is substantially complete, the measures to deliver net benefit for biodiversity (NBB) as shown on drawing DC143/004C shall been implemented in full. The measures shall thereafter maintained for the lifetime of the development.

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

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5. No works, including ground works, in association with the development hereby permitted, shall take place until an on-site archaeological watching brief is in place having first been submitted to and approved in writing by the Local Planning Authority. The watching brief must meet the standards laid down by the Chartered Institute for Archaeologists Standard and Guidance for archaeological watching briefs and shall be in place for the duration of the ground works.

6. The works shall be carried out in strict accordance with the watching brief approved in connection with condition No. 5, and a copy of the resulting report should be submitted to and approved in writing by the Local Planning Authority and the Development Control Archaeologist, Clwyd Powys Archaeological (41 Broad Street, Welshpool, Powys, SY21 7RR Email: markwalters@cpat.org.uk Tel: 01938 553670), prior to first use of the works hereby approved.

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

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7. No works, including ground works, in association with the development hereby permitted, shall take place in a until an Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in strict accordance with Method Statement as is approved. The Method Statement shall include the following: 1) A specification for tree protection fencing and ground protection measures that comply with British Standard 5837:2012;
2) A Tree Protection Plan showing the location of the trees to be removed and retained with their crown spreads, Root Protection Areas, Construction Exclusion Zones, and location of protective fencing and ground protection measures accurately plotted;
3) A full specification for any access, driveway, path, underground services or wall foundations within retained tree Root Protection Areas or Construction Exclusion Zone , including any related sections and method for avoiding damage to retained trees;
4) Details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires;
5) Details of the frequency of supervisory visits and procedures for notifying the findings of such visits to the Local Planning Authority;
6) Method for protecting retained trees during demolition works;
7) Details of all proposed tree works, including felling and pruning.

Reason(s)

1 To comply with Section 91(3) of the Town and Country Planning Act, 1990.

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

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2 To comply with Section 91(3) 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 DM1, SP12 and SP14 of the Wrexham Local Development Plan.

4 To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

5 The site may contain archaeological remains which should be recorded if they are damaged in accordance with Policies DM1 and SP15 of the Wrexham Local Development Plan

6 The site may contain archaeological remains which should be recorded if they are damaged in accordance with Policies DM1 and SP15 of the Wrexham Local Development Plan

7 To preserve the health, safety and amenity value of the tree(s) in accordance with Policies DM1, SP12, SP14 and NE3 of the Wrexham Local Development Plan.

David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wrecsam
Chief Officer Economy and Planning, Wrexham County Borough Council

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council