

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 PAUL BRATLEY

Reference P/2024/0324

Agent OSPREY WINDOWS
LTD MR PAUL
BRATLEY
OSPREY WINDOWS,
LTD, UNIT
11A, CLWYD CLOSE,
HAWARDEN
INDUSTRIAL
ESTATE, HAWARDEN
CH5 3PZ

Date Received 19/01/2024

Decision Date 03/10/2024

Town and Country Planning Act, 1990

Location of Application

15 WHITEGATE FIELDS HOLT WREXHAM LL13 9PJ

Description of Application

GOSOD FFENESTRI NEWYDD O FEWN ARDAL GADWRAETH HOLT /
REPLACEMENT WINDOWS WITHIN HOLT CONSERVATION AREA

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

National Policies and Technical Advice Notes (TAN):

TAN 11 : Noise

TAN 12 : Design

TAN 24 : The Historic Environment

TAN 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

SP13 - Health and Wellbeing

SP18 - Climate Change

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Revision	Date	Description of Decision
0	03/10/2024	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):

Additional Information - 1st May 2024, Site Location Plan TQRQM24019132507163 dated 19th Jan 2024 and Window Details Plan received on the 23rd September 2024.

3. The development hereby permitted shall not be completed until the measures to deliver net benefit for biodiversity (NBB) shown on the Green Infrastructure Statement and Net Biodiversity Benefit Form received on the 23rd September have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

Reason(s)

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- 1 To comply with Section 91(3) of the Town and Country Planning Act, 1990.
- 2 To comply with Section 91(3) of the Town and Country Planning Act, 1990.
- 3 To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

David Fitzsimon

***Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wreccsam
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](#)