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 Mrs Lesley Matthews

Agent Mr Peter Catherall
4 Meadow View,
Sandy Lane, Chester,
United Kingdom, CH3
5UW

Reference P/2024/1225

Date Received 15/07/2024

Decision Date 31/10/2024

Town and Country Planning Act, 1990

Location of Application

FIELDWAY, GREEN STREET, HOLT, WREXHAM, LL13 9JF

Description of Application

ESTYNIAD UNLLAWR I'R CEFN GAN GYNNWYS CYSWLLT Â'R GAREJ AC ADDASU'R GAREJ / SINGLE STOREY REAR EXTENSION INCLUDING LINK TO AND CONVERSION OF GARAGE

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

National Policies and Technical Advice Notes (TAN):

TAN 12 : Design
TAN 24 : The Historic Environment
TAN 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
SP11 - Transport and Accessibility
SP14 - Natural Environment
SP15 - Historic and Cultural Environment
T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	30/10/2024	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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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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): Site Location Plan - Project Fieldway, Green Street, Holt received on the 15th July 2024 and Proposed Extensions and Alterations at Fieldway, Green Street, Holt - Drawing Number - 736 P01 Revision B - dated 08/06/2024.

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on Plan - Proposed Extension and Alterations at Fieldway, Green Street, Holt - drawing number 736 P01 Revision C have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

4. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason(s)

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.

4 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.

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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Sandy Lane, Chester,
United Kingdom, CH3
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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