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

Applicant Mr G Conway

Reference P/2024/1186

Decision Date 19/11/2024

Historic Environment (Wales) Act 2023

Location of Application

Former Presbyterian Church , Castle Street, Holt, Wrexham, LL13 9YW

Description of Application

CANIATÂD ADEILAD RHESTREDIG AR GYFER ADDASIADAU ALLANOL A MEWNOL
LISTED BUILDING CONSENT FOR INTERNAL AND EXTERNAL ALTERATIONS

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

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations

SP15 - Historic and Cultural Environment

Revision	Date	Description of Decision
0		Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. The works hereby granted consent shall be commenced before the expiry of five years from the date of this consent.

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

Applicant Mr G Conway

Reference P/2024/1186

Decision Date 19/11/2024

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
   - Drawing A(050)01 dated 13/6/23;
   - Drawing A(050)02 dated 13/6/23;
   - Drawing A(050)05 Rev C dated 27/10/23;
   - Drawing A(050)06 Rev A dated 27/10/23;
   - Drawing A(300)03 dated 06/12/23;
   - Drawing A(300)01 Rev C dated 02/01/24;
   - Drawing A(300)02 Rev C dated 02/01/24;
   - Drawing A(300)04 dated 19/08/24;
   - Design and Access Statement Rev A dated 23.04.2024;
   - Heritage Statement dated February 2024;
   - Photographic Survey Record dated 04.01.2024 Rev *;
   - Ecological Impact Assessment dated 25th September 2023;
   - Green Infrastructure Statement dated 25.04.2024 Rev *;
   - Bat Emergence Survey dated 11th September 2024.

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown in the Green Infrastructure Statement dated 25.04.2024 Rev * and the Ecological Impact Assessment dated 25th September 2023 have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

4. No development shall take until a details scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall including the details and position of any ground reduction and drainage around the building such as French drains and shall include the retention of the two evergreens framing the front elevation. The development shall thereafter be carried out in accordance with the scheme as approved.

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5. No works shall commence until a Level 3 building recording and photographic survey (equivalent to an Historic England Photographic Survey - Understanding Historic Buildings, 2016, 5.5, p.27) of the existing building/s has been secured and implemented in accordance with a brief issued by the Local Planning Authority and a written scheme of investigation (WSI) which has been submitted to and approved in writing by the Local Planning Authority. The photographic survey will be completed by a recognised professional in accordance with the brief, approved WSI and relevant VIFA Standards and Guidance. The WSI will need to be submitted by the chosen archaeological contractor to neil.bayliss@cpat.org.uk for approval before works can commence on site.

   A copy of the resulting report and digital photographs shall be submitted to the Local Planning Authority and the Planning Archaeologist, Heneb: Clwyd-Powys Archaeology (The Offices, Coed y Dinas, Welshpool, Powys, SY21 8RP). After approval by the Local Planning Authority, a copy of the resulting report and photographs should also be sent to the Historic Environment Record Officer, Heneb: Clwyd Powys Archaeology for inclusion in the regional Historic Environment Record and a copy of he report and full digital archive must also be sent to the National Monuments Record, RCAHMW, Aberystwyth.

6. Prior to the commencement of development the following details shall be submitted to and approved in writing by the Local Planning Authority:
   - Elevational and sectional drawings plus details of materials, colours/finishes and fixing methods for secondary glazing;
   - A schedule of internal materials and finishes;
   - A schedule of external repairs and materials;
   - Elevational and sectional drawings plus details of materials, colours/finishes and fixing methods of all new doors, windows and rooflights proposed.

   The development shall thereafter be carried out in complete accordance with the approved details.

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

Applicant Mr G Conway

Reference P/2024/1186

Decision Date 19/11/2024

Reason(s)

1 To comply with Section 18 of the Planning (Listed Building and Conservation Areas) 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 and the character of the Listed Building and Conservation Area in accordance with Policies DM1, SP12, SP14 and SP15 of the Wrexham Local Development Plan.

5 To secure a detailed photographic record of the original building(s) internally, externally and within its setting prior to alteration, conversion, demolition or extension in accordance with Policies DM1 and SP15 of the Wrexham Local Development Plan.

6 In order to ensure the conservation of the historic character of the Listed Building having regard to Policy SP15 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