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 Rebecca Healy

Reference P/2025/0158

Decision Date 08/05/2025

Town and Country Planning Act, 1990

Location of Application

KENYON PLACE, CHAPEL STREET, HOLT, WREXHAM, LL13 9DJ

Description of Application

FFENESTRI A DRYSAU NEWYDD O FEWN ARDAL GADWRAETH HOLT / REPLACEMENT WINDOWS AND DOORS 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
SP14 - Natural Environment
SP15 - Historic and Cultural Environment
SP18 - Climate Change
SP2 - Location of Development
DM1 - Development Management Considerations

Revision	Date	Description of Decision
0	08/05/2025	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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Reference P/2025/0158

Decision Date 08/05/2025

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): 1) Accompanying Window Spec and Details Email dated 6th May 2025, 2) Accompanying Photos 1-4 - Existing and Proposed Elevations, 3) Accompanying Supporting Information, 4) Accompanying Location Plan and 5) Accompanying Application Form.

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on the accompanying Green Infrastructure Statement & Accompanying Information contained within the email dated the 31st March 2025 have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

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.



David Fitzsimon

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Applicant Mrs Rebecca Healy

Reference P/2025/0158

Decision Date 08/05/2025

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