**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 GARY ROYCE

**Reference** P/2025/0370

**Decision Date** 09/06/2025

---

## Town and Country Planning Act, 1990

### Location of Application

10 THE GARDENS, HOLT, WREXHAM, LL13 9JW

### 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 12 : Design

TAN 24 : The Historic Environment

**Wrexham Local Development 2013 – 2028:**

DM1 - Development Management Considerations

SP12 - Design Principles & Masterplanning Framework

SP14 - Natural Environment

SP15 - Historic and Cultural Environment

SP19 - Green Infrastructure

SP2 - Location of Development

| Revision | Date | Description of Decision |
|---|---|---|
| 0 | 09/06/2025 | 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.

**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 GARY ROYCE

**Reference** P/2025/0370

**Decision Date** 09/06/2025

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): Location Plan, Existing and Proposed Elevations and within the Application Form.

3. The development hereby permitted shall deliver net benefit for biodiversity (NBB) as shown within the emails dated 09/06/2025 and 02/06/2025. 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**
***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