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 & Mrs Randles

Reference P/2025/0425

Agent Mr Dafydd Edwards
Blueprint Architectural Services, Redwither Tower, Redwither Business Park, Wrexham, United Kingdom, LL13 9XT

Date Received 21/05/2025

Decision Date 14/07/2025

Town and Country Planning Act, 1990

Location of Application

3 THE GARDENS, HOLT, WREXHAM, LL13 9JW

Description of Application

ERECTION OF PERGOLA, PAINTING OF FRONT DOOR AND INSTALLATION OF NEW GARDEN GATE IN HOLT CONSERVATION AREA

ERECTION OF PERGOLA, PAINTING OF FRONT DOOR AND INSTALLATION OF NEW GARDEN GATE IN HOLT CONSERVATION AREA

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

Development Plan Policies:

EC7 - Conservation Areas
GDP 1- Development Objectives
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS2 - Broad Location of Development

Revision	Date	Description of Decision
0	14/07/2025	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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Reference P/2025/0425

Agent Mr Dafydd Edwards
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1. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): 1) Accompanying Application Form, 2) Proposed Elevation & As Built Plan - dated May 2025 - R139/002 and 3) Proposed Site & Location Plan - dated May 2025 - R139/003.

2. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on Proposed Elevation & As Built Plan - dated May 2025 - R139/002 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 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