

In pursuance of its powers under the Acts and 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 MRS VALERIE ELLISON

Reference P/2024/0280

Agent MR SPENCER CULLIS
CULLIS ARCHITECTURAL
DESIGN
25 Sunningdale Close
Wrexham
LL13 9QU

Date Received 11/04/2024

Decision Date 28/06/2024

Town and Country Planning Act, 1990

Location of Application

HILL COTTAGE, GREEN STREET, HOLT, WREXHAM, LL13 9JF

Description of Application

ADDASIADAU MEWNOL AC ALLANOL I ANNEDD(ÔL-WEITHREDOL)
INTERNAL AND EXTERNAL ALTERATIONS TO DWELLING (IN RETROSPECT)

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

National Policies and Technical Advice Notes (TAN):

TAN 24 : The Historic Environment

TAN 12 : Design

Wrexham Local Development 2013 – 2028:

DM1- Development Management Considerations

SP12 - Design Principles & Masterplanning Framework

SP15 - Historic and Cultural Environment

SP2 - Location of Development

Revision	Date	Description of Decision
0	28/06/2024	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

In pursuance of its powers under the Acts and 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 shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): PD288/01 and PD288/02
2. The development hereby permitted shall not be occupied until measures to deliver net benefit for biodiversity (NBB) shown on PD288/02 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 11.

David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wreccsam
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](#)