

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	MR STEPHEN RIDGE WREXHAM COUNTY BOROUGH COUNCIL	Code Number	HOLP/2023 /0529
Agent	WREXHAM COUNTY BOROUGH COUNCIL MR STEPHEN RIDGE AA CROWN BUILDINGS 31 CHESTER STREET WREXHAM LL13 8BG	Date Received	07/07/2023
		Decision Date	16/10/2023

Town and Country Planning Act, 1990

Town and Country Planning (General Regulations) 1992 - Regulation 3

Location of application

2 SMITHFIELD STREET, HOLT, WREXHAM, LL13 9YY

Description of application

GOSOD DRYSAU A FFENESTRI NEWYDD/INSTALLATION OF REPLACEMENT DOORS AND WINDOWS.

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

EC7	Conservation Areas
GDP1	Development objectives

Revision	Date	Description of Decision
0	16/10/2023	Planning permission issued

Particulars of decision that planning permission be 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.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 1 and as contained within the application documentation.

3. No part of the development shall commence until sample(s) and/or exact details of the replacement door (including material, design and colour details) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.
4. Notwithstanding dwg no: BX4-01SX REV A, prior to their installation on the building, drawings to scale 1:5 and/or 1:20 detailing all new/replacement windows within the front elevation shall be submitted to and approved in writing by the Local Planning Authority. The details shall include 14mm thick double glazing units with true integral glazing bars, instead of 28mm units with stuck on bars. The works shall only be carried out in strict accordance with such details as are approved.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and EC7 of the Wrexham Unitary Development Plan.
4. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the Conservation area in accordance with Policies GDP1 and EC7 of the Wrexham Unitary Development Plan.

Note(s) to applicant

This permission is granted subject to the above conditions. Some conditions may require your attention prior to you carrying out any work on the proposal. These conditions are known as ""conditions precedent"". You should be aware that it is important that you comply with any ""conditions precedent"". If you do not, then any work you undertake on the development subject of this permission would not have planning permission.



David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio
Chief Officer Economy and Planning

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm