

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 SUE ROBSON-CATLING	Code Number	HOL P/2023/0076
Agent	PROJECT ARCHITECTURE MR PETER CATHERALL 4 MEADOW VIEW SANDY LANE CHESTER CH3 5UW	Date Received	02/02/2023
		Decision Date	22/11/2023

Town and Country Planning Act, 1990

Location of application

THE OLD CROFT, GREEN STREET, HOLT, WREXHAM, LL13 9JF

Description of application

DYMCHWEL ESTYNIADAU PRESENNOL A CHODI ESTYNIAD YN Y CEFN AC AIL-ADEILADU'R PORTSH BLAEN / DEMOLITION OF EXISTING EXTENSIONS AND ERECTION OF REAR EXTENSION AND RECONSTRUCTIONS OF FRONT PORCH

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

EC6	Biodiversity Conservation
EC7	Conservation Areas
GDP1	Development objectives

Revision	Date	Description of Decision
0	22/11/2023	Planning permission issued

Particulars of decision that 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.

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2. The development shall only be carried out in strict accordance with the details shown on the approved drawings and document numbered:
Amended Location Plan Drawing No P80 P01 Rev B received 7th August 2023
Amended Proposed Site Layout Plan, Drawing No 680 P03 Rev B received 7th August 2023
Proposed Floor Plans as shown on Drawing No P80 P02 Rev C received 28th February 2023
Amended Proposed Elevation Drawings as shown on 680 PL10 Rev A received 3rd November 2023
EDC Addendum Report - Bat Mitigation, Reference 1074 received 22nd September 2023
Bat Brick, Bat Slate Positions Drawing No, MIT-01 received 22d September 2023
3. No part of the development shall commence until samples of all external facing materials 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. Prior to their installation on the building, drawings to scale 1:5 and 1:20 fully detailing all new or replacement windows and doors shall be submitted to and approved in writing by the Local Planning Authority. The details shall fully describe the proposed materials, decorative/protective finishes, method of opening and glazing type and include cross sections for glazing bars, sills and heads etc. The works shall only be carried out in strict accordance with such details as are approved.
5. Prior to their installation on the building, a specification of rainwater goods shall be submitted to and approved in writing by the Local Planning Authority. The details shall fully describe the proposed materials, fixing method, decorative/protective finishes and include cross sections. Works shall only be carried out in strict accordance with such details as approved.
6. No part of the development shall commence until full details of a hard and soft landscaping scheme together with a timescale for the implementation of works have been submitted to and approved in writing by the Local Planning Authority.
7. The landscaping scheme submitted and approved in connection with condition no. 6 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.

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8. The landscaping scheme as carried out in connection with condition no. 7 shall be retained for a minimum of 5 years. Within this timescale, any planting becoming severely damaged or seriously diseased, or is in poor physiological condition and/or are removed without the written permission of the Local Planning Authority shall be replaced with trees or shrubs and within a timescale all to be submitted to and approved in writing by the Local Planning Authority.
9. The development shall be carried out in accordance with the measures and mitigation outline within EDC Addendum Report - Bat Mitigation Reference 1074 received 22nd September 2023 and Drawing No MIT-01.
10. If during the course of development any contamination is found at the site, no further development shall take place until an assessment and scheme of remediation has been submitted to and approved in writing by the Local Planning Authority. The remediation scheme shall thereafter be implemented in full.
11. No part of the development / works shall commence until details of an on-site watching brief, prepared and to be carried out by a suitably qualified archaeologist, for the duration of the construction works has been submitted to and approved in writing by the Local Planning Authority. The archaeological watching brief must meet the standards laid down by the Chartered Institute for Archaeologists Standard and Guidance for archaeological watching briefs.
12. The works shall be carried out in strict accordance with the watching brief approved in connection with condition no.5 and a copy of the resulting report should be submitted to and approved in writing by the Local Planning Authority and the Development Control Archaeologist, Clwyd Powys Archaeological Trust (The Offices, Coed y Dinas, Welshpool, Powys, SY21 8RP Email: mark.walters@cpat.org.uk Tel: 01938 553670), within 2 months of completion of the fieldwork. On approval the digital archive shall be submitted to the Historic Environment Records Officer at Clwyd-Powys Archaeological Trust (gary.duckers@cpat.org.uk) and the National Monuments Record, RCAHMW (nmr.wales@rcahmw.gov.uk).
13. No part of the development shall commence until a plan to provide net benefit for biodiversity (NBB) i.e. a better outcome than if the site was left undeveloped has been submitted to, and approved in writing by, the Local Planning Authority. The measures shall be implemented in

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full, prior to first occupation / use of the development, and thereafter maintained for the lifetime of the development.

14. The flat roof of the single storey extension, as shown on drawings nos. 680 P 02 Revision C and 680 LP10 Revision A, shall not be used at any time as roof terrace.

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 PS2 of the Wrexham Unitary Development Plan.
4. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
5. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
6. 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 PS2 of the Wrexham Unitary Development Plan.
7. 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 PS2 of the Wrexham Unitary Development Plan.
8. 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 PS2 of the Wrexham Unitary Development Plan.
9. To ensure that the development does not harm the bats identified on site in the interests of the conservation of wildlife in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
10. In the interest of the amenity of the future occupiers of the site in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
11. The site may contain archaeological remains which should be recorded if they are damaged in accordance with Policies GDP1 and EC11 of the Wrexham Unitary Development Plan

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12. The site may contain archaeological remains which should be recorded if they are damaged in accordance with Policies GDP1 and EC11 of the Wrexham Unitary Development Plan
13. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 11.
14. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant

Warning: An European protected species (EPS) Licence is required for this development. This planning permission does not provide consent to undertake works that require an EPS licence.

It is an offence to deliberately capture, kill or disturb EPS or to recklessly damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine.

To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at <https://naturalresources.wales/conservation-biodiversity-and-wildlife/european-protected-species/?lang=en>.



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

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