

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	MS L WILLIAMS	Code Number	HOL P/2023/0200
Agent	ALISON PARKER 27 LONGDALE DRIVE CHESTER CH1 5AT	Date Received	01/03/2023
		Decision Date	28/06/2023

Town and Country Planning Act, 1990

Location of application

HOLMLEA, CHURCH STREET, HOLT, WREXHAM, LL13 9JP

Description of application

DYMCHWEL YSTAFELL WYDR BRESENNOL A CHODI ESTYNIAD
DEULAWR YN NHU OL YR ADEILAD / DEMOLITION OF EXISTING
CONSERVATORY AND ERECTION OF REAR TWO STOREY EXTENSION

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

EC11	Archaeology
EC7	Conservation Areas
EC9	Listed buildings of special architectural or historic interest
GDP1	Development objectives
PS11	Biodiversity
PS2	Development and the environment
PS8	Transport network
T8	Parking
FW	Future Wales: The National Plan 2040
PPW	Planning Policy Wales (Edition 11)
TAN 12	Design
TAN 18	Transport
TAN 24	The Historic Environment

Revision	Date	Description of Decision
0	28/06/2023	Planning permission issued
1	03/11/2023	P/2023/0643 – Discharge of Condition 3 approved.

Particulars of decision that permission be GRANTED

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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 be carried out in accordance with the following approved plans and documents:
 - Application Form [Dated: 01/03/2023]
 - Dwg No: SK05 - Location Plan
 - Dwg No: SK07 REV A - Block Plans
 - Dwg No: SK01 - Existing Ground Floor Plan
 - Dwg No: SK02 - Existing First Floor Plan
 - Dwg No: SK03 REV E - Proposed Ground Floor Plan
 - Dwg No: SK04 REV E - Proposed First Floor Plan
 - Dwg No: SK06 REV E - Proposed Elevations
 - Preliminary Roost Assessment - Holmlea [By: Gritstone Ecology; Dated: 16/05/2023]
3. 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.

Date Approved: 03/11/2023 Reference Number: P/2023/0643

By: Wrexham County Borough Council

Approved Details:

- **Written Scheme of Investigation for Archaeological Watching Brief [Dated: September 2023; V1.0]**

4. The works shall be carried out in strict accordance with the watching brief approved in connection with condition No. 3 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:

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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).

5. Prior to their use on the development, samples of all external facing materials shall be 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.
6. Prior to installation, details of all door and window furniture shall be submitted to and approved in writing by the Local Planning Authority. The works shall only be carried out in strict accordance with such details as are approved.
7. All roof lights hereby approved shall be 'conservation type' only fitted flush with the adjoining roof surface.
8. The biodiversity net-benefit measures as detailed on Dwg No: SK06 REV E shall be implemented in full as approved prior to the first use of the extension hereby permitted, and shall be retained thereafter for as long as the development remains in existence.

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. 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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5. 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.
6. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 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 the development delivers net benefit to biodiversity in accordance with Paragraph 6.4.5 of Planning Policy Wales 11.

Note(s) to applicant

The accuracy of the detailed plans and drawings forming part of the application documents hereby approved shall remain the responsibility of the applicant/developer.

You should ensure that any difference between the plans approved under the Town and Country Planning Acts and under the Building Regulations is resolved prior to commencement of development, by formal submission of amended plans.

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.

You are advised that building work which involves work on an existing wall shared with another property, building on the boundary with a neighbouring property, or excavating near a neighbouring building may require the separate consent of the neighbour under the provisions of the Party Wall Act. If you require further information or advice please contact the Building Control Section on 01978 298884.

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All works in relation to the implementation of this permission, including deliveries to and /or leaving the site, should be undertaken only between the hours of 07.30 to 18.00 Monday to Friday, 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60 Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

The applicant is further advised that any complaints received relating to noise of any type from the development may also be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints. This is done under the Statutory Nuisance provisions provided within the Environmental Protection Act 1990, and legal action may be taken where appropriate.

The applicant must adhere to the times given above wherever possible. If, however, there are urgent or unavoidable circumstances requiring work outside of the specified times, permission to proceed may be sought by contacting Environmental Health & Housing Standards at healthandhousing@wrexham.gov.uk or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.

The Applicant is advised that under the dust from construction and / or demolition activities can be judged to be causing a statutory nuisance to neighbouring properties. A legal notice can be served requiring that any dust nuisance is abated, and failure to comply with the requirements of the notice can result in prosecution. The applicant should contact the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

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Further information is also available on the Coal Authority website at:
<https://www.gov.uk/government/organisations/the-coal-authority>.



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

