

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	IAN SMITH	Code Number	HOL P/2021/0087
Agent	BLUEPRINT LTD JACK FELGATE OFFICE 3K4 REDWITHER TOWER WREXHAM INDUSTRIAL ESTATE WREXHAM LL13 9XT	Date Received	27/01/2021
		Decision Date	24/03/2021

Town and Country Planning Act, 1990

Location of application

ROSE AVON, BRIDGE STREET, HOLT, WREXHAM, LL13 9JG

Description of application

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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
PS2	Development and the environment

Revision	Date	Description of Decision
0	24/03/2021	Planning permission issued
1	01/06/2021	Approval of details submitted in respect of condition 04
2	14/07/2021	Non-material amendments
3	06/11/2023	Approval of details submitted in respect of Condition 5.

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 drawing(s) numbered SC093/003 (Rev A), SC093/004 (Rev A) and as contained within the application documentation.

S96A Non-material Amendment Approved on: 14/07/2021

Reference Number: P/2021/0647

By: Wrexham County Borough Council

Deleted Drawing Refs:

SC093/003 (Rev A)

Amended Drawing Refs:

SC093/005 (Rev A)

3. No facing or roofing materials shall be used other than those detailed on plan: SC093/003 and within the approved application documentation and shall be retained as such.

4. 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: 01/06/2021 Reference Number: P/2021/0476

By: Wrexham County Borough Council

Approved Details: Written Scheme of Investigation for land off Bridge Street, Holt, B. Poole, May 2021.

5. The works shall be carried out in strict accordance with the watching brief approved in connection with condition no. ZL03 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 (41 Broad Street, Welshpool, Powys, SY21 7RR Email: markwalters@cpat.org.uk Tel: 01938 553670), within 2 months of completion of the fieldwork.

Date Approved: 06/11/2023 Reference Number: P/2023/0646

By: Wrexham County Borough Council

Approved Details: Archaeological Watching Brief September 2023 V 1.0
Aeon Archaeology.

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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. The site contains archaeological remains which it is essential should be protected from damage in accordance with Policies GDP1 and EC11 of the Wrexham Unitary Development Plan.
5. The site contains archaeological remains which it is essential should be protected from damage in accordance with Policies GDP1 and EC11 of the Wrexham Unitary Development Plan.

Note(s) to applicant



Officer Appointed for this purpose
Chief Officer Planning & Regulatory

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

