

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 SARAH CLARK	Code Number	HOL P/2022/1069
Agent	TECWYN WILLIAMS THE OLD BAKEHOUSE HIGH STREET FARNDON CH3 6PU	Date Received	21/12/2022
		Decision Date	28/02/2023

Town and Country Planning Act, 1990

Location of application

BOVIUM, BRIDGE STREET, HOLT, WREXHAM. LL13 9JG

Description of application

ADDASIADAU I'R EIDDO YN CYNNWYS CODI UCHDER Y GRIB, ESTYNIAD PORTH BLAEN, ESTYNIAD I'R CEFN, TROSI'R GAREJ YN YSTAFELL FYW, FFENESTRI A DRYSAU NEWYDD A RENDRO ALLANOL / ALTERATIONS TO PROPERTY TO INCLUDE RAISING RIDGE HEIGHT, FRONT PORCH EXTENSION, REAR EXTENSION, CONVERSION OF GARAGE INTO LIVING ROOM, NEW WINDOWS AND DOORS AND EXTERNAL RENDERING

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
PS1	Settlement limits

Revision	Date	Description of Decision
0	28/02/2023	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 drawing(s) numbered and labelled as follows and as contained within the application documentation:
 - Location Plan, 1:2500, Project No. 22/11
 - Floor Plans and Elevations As Proposed, Project No. 22/11, Drawing No. WD 01, Dated 15.12.22
3. No facing or roofing materials shall be used other than those detailed on the approved plan Floor Plans and Elevations As Proposed, Project No. 22/11, Drawing No. WD 01, Dated 15.12.22.
4. The developer shall ensure that a suitably qualified archaeological contractor is present during all the ground reduction for the application area so that an archaeological watching brief can be conducted. The archaeological watching brief must meet the standards laid down by the Chartered Institute for Archaeologists Standard and Guidance for archaeological watching briefs.
 A copy of the resulting report should be submitted to the Local Planning Authority and the Development Control Archaeologist, Clwyd-Powys Archaeological Trust (41 Broad Street, Welshpool, Powys, SY21 7RR Email: neil.bayliss@cpat.org.uk Tel: 01938 553670).
 After approval by the Local Planning Authority, a copy of the resulting report should also be sent to the Historic Environment Record Officer, Clwyd-Powys Archaeological Trust for inclusion in the regional Historic Environment Record and a copy of the report and whole project archive should also be sent to the National Monuments Record, RCAHMW.

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 secure preservation by record of any archaeological remains which may be revealed during ground excavations for the consented development.

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Agent TECWYN WILLIAMS
THE OLD BAKEHOUSE
HIGH STREET
FARNDON
CH3 6PU

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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

