

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 CHRISTOPHER EATON	Code Number	HOL P/2021/0892
Agent	MR RICHARD GROTA EDWARD ARCHITECTURE 2 RIVERSIDE WAY WHITEHALL WATERFRONT WHITEHALL ROAD LEEDS LS1 4EH	Date Received	31/08/2021
		Decision Date	25/03/2022

Town and Country Planning Act, 1990

Location of application

HOLT HILL, GREEN STREET, HOLT, WREXHAM, LL13 9JF

Description of application

DDYMCHWEL PARAPETAU, TO, TALCENNI, SIMNEIAU, ISLAWR MEWNOL, WALIAU'R LLAWR GWAELOD A'R LLAWR CYNTAF A'R LLORIAU, A'R WALIAU ALLANOL AT LEFEL Y LLAWR GWAELOD. AILOSOD WALIAU MEWNOL AC ALLANOL AR LEFEL Y LLAWR GWAELOD GYDAG ISLAWR NEWYDD A GWAITH ADEILADU AR Y LLAWN GWAELOD, AD-DREFNU AC AILOSOD LLAWR CYNTAF MEWNOL, AILOSOD WALIAU MEWNOL AC ALLANOL, GAN GYNNWYS SIMNEIAU, PARAPETAU, TO, TALCENNI GYDAG ADDASIADAU MEWNOL AC ALLANOL AC ESTYNIAD CEFN DEULAWR, NEWYDD (RHANNOL OL-WEITHREDOL) / DEMOLITION OF EXISTING PARAPETS, ROOF, GABLES, CHIMNEYS, INTERNAL BASEMENT, GROUND AND FIRST FLOOR WALLS AND FLOOR CONSTRUCTION, AND EXTERNAL WALLS TO GROUND FLOOR LEVEL. REINSTATEMENT OF INTERNAL AND EXTERNAL WALLS AT GROUND FLOOR LEVEL WITH NEW BASEMENT AND GROUND FLOOR CONSTRUCTION, RECONFIGURATION AND REINSTATEMENT OF INTERNAL FIRST FLOOR, REINSTATEMENT OF INTERNAL AND EXTERNAL WALLS, INCLUDING NEW CHIMNEYS, PARAPETS, ROOF, GABLES WITH INTERNAL AND EXTERNAL ALTERATIONS AND TWO STOREY REAR EXTENSION (IN PART RETROSPECT)

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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:-

EC6	Biodiversity Conservation
EC7	Conservation Areas
EC9	Listed buildings of special architectural or historic interest
GDP1	Development objectives
H2	Residential development within settlements

Revision	Date	Description of Decision
0	25/03/2022	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.
2. The development shall only be carried out in strict accordance with the details shown on Drawing Issue Sheet - Project Ref 961, dated 13/01/2022, and as contained within the application documentation.
3. Within one month of commencement of the development hereby approved, including any further demolition works, a scheme of bat compensation measures shall be submitted to, and approved in writing by, the Local Planning Authority. The compensation measures, as may be approved, shall be fully implemented prior to first use of the development, and shall thereafter be permanently retained.
4. Prior to first use of the development the site shall be laid out in strict accordance with layout plan ref: 0961 - EA - A - PL105 Rev A.
5. No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

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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 protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
4. In the interests of highway safety and residential amenity in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
5. To ensure satisfactory drainage of the site in accordance with Policies GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant

All works relating to this development which are audible beyond the site boundary should be carried out only between 7.30 and 18.00 hrs Monday to Friday, and 08.00 to 14.00 hrs 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.

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The applicant must adhere to the times given above wherever possible. If however there are urgent or unavoidable circumstances requiring works outside of the specified times, permission to proceed may be sought by contacting Environmental Health and 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.

Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:

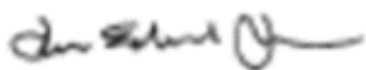
- Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;
- Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of the notice can result in prosecution;
- Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Planning & Regulatory Department on 01978 292040 for further advice and information.

The Applicant is advised that under the Environmental Protection Act 1990, 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 Planning & Regulatory Department on 01978 292040 for further advice and information.

You are advised that this permission does not in itself authorise the carrying out of the development hereby permitted until the necessary Listed Building Consent has been obtained. Your concurrent application for Listed Building Consent has now been forwarded to Cadw for their consideration.

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Ian Jones

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Interim 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