

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 BLAND HMD INVESTMENTS LTD	Code Number	HOL P/2021/1120
Agent	MR ELGAN ROBERTS ST OSWALDS ARCHITECTURAL ST OSWALDS NANT Y CAWS OSWESTRY SY10 9AP	Date Received	18/11/2021
		Decision Date	05/01/2022

Town and Country Planning Act, 1990

Location of application

WESTFIELD, BUCK ROAD, HOLT, WREXHAM, LL13 9TF

Description of application

ADEILADU GAREJ / ERECTION OF GARAGE

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

GDP1	Development objectives
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	05/01/2022	Planning permission issued
1	2/3/2022	Non-material amendment approved P/2022/0162
2	22/09/2022	Non-material amendment approved P/2022/0585

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 the approved drawing(s) received 23/11/2021 and as contained within the application documentation.

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Date Approved: 2/3/2022 **Reference Number:** P/2022/0162

By: Wrexham County Borough Council

Approved Details: Drawing received 17/02/2022

3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.

Date Approved: 22/09/2022 **Reference Number:** P/2022/0585

By: Wrexham County Borough Council

Approved Details: Drawing dated March 2022 detailing external materials of Merlin Grey Sheet cladding and render

4. The garage shall only be used for purposes incidental to the use of the dwelling as a single dwelling house and for no other purpose.

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 protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.



Officer Appointed for this purpose
Chief Officer Planning & Regulatory

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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

