

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 ELIZABETH BELLIS MARKS	Code Number	HOL P/2021/0700
Agent	BLUEPRINT LTD DAFYDD EDWARDS OFFICE 3K4 REDWITHER TOWER WREXHAM INDUSTRIAL ESTATE WREXHAM LL13 9XT	Date Received	09/07/2021
		Decision Date	03/11/2021

Town and Country Planning Act, 1990

Location of application

ESP HILL FARM, FROG LANE, HOLT, WREXHAM, LL13 9SL

Description of application

TRAWSNEWID ADEILAD ALLAN PRESENNOL I DDARPARU LLE BYW YCHWANEGOL I ANNEDD PRESENNOL / CONVERSION OF EXISTING OUTBUILDING TO PROVIDE ADDITIONAL LIVING SPACE TO EXISTING DWELLING

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
GDP1	Development objectives
T8	Parking

Revision	Date	Description of Decision
0	03/11/2021	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 the approved drawing(s) numbered, B148/003 1 of 2, B148/003 2 of 2, B148/004 1 of 1 and as contained within the application documentation.

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3. No facing materials shall be used other than materials matching those used on the existing building.

4. The development permitted by this planning permission shall only be carried out in accordance with the approved ecology report, Inspection & Assessment in relation to Bats & Breeding Birds ESP Hill Farm [by Tyrer Ecological Consultants Ltd dated April 2021]. The mitigation measures shall be retained as such.

5. The conversion permitted shall be used only in conjunction with and ancillary to the main use of the premises for residential purposes.

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 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.
5. To prevent the introduction of an independent residential use without prior consent by the local planning authority.



**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

