

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	M GREEN	Code Number	HOL P/2021/1173
Agent	PETER MILLER MTP TOWN PLANNING LTD 23 FIR TREE AVENUE CHESTER CH4 7QY	Date Received	07/12/2021
		Decision Date	21/01/2022

Town and Country Planning Act, 1990

Location of application

1, ASHLEY COURT, HOLT, WREXHAM, LL13 9JZ

Description of application

CODI GAREJ AC YSTAFELL STORIO DOMESTIG GYDA GIAT MYNEDIAD NEWYDD A PHYST / ERECTION OF GARAGE AND DOMESTIC STORAGE ROOM WITH NEW ACCESS GATES AND POSTS

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	21/01/2022	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 the approved drawing(s) numbered 2021/AC/02, AG0492 (Rev A) and as contained within the application documentation.
3. No facing or roofing materials shall be used other than materials matching those used on the existing building.
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

Applicant M GREEN

Code Number HOL P/2021/1173

Agent PETER MILLER
MTP TOWN PLANNING LTD
23 FIR TREE AVENUE
CHESTER
CH4 7QY

Date Received 07/12/2021

Decision Date 21/01/2022

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.

5. The works shall be carried out in strict accordance with the watching brief approved in connection with condition no.04 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 (The Offices, Coed y Dinas, Welshpool, Powys, SY21 8RP Email: mark.walters@cpat.org.uk Tel: 01938 553670), within 2 months of completion of the fieldwork. On approval the digital archive shall be submitted to the Historic Environment Records Officer at Clwyd-Powys Archaeological Trust (gary.duckers@cpat.org.uk) and the National Monuments Record, RCAHMW (nmr.wales@rcahmw.gov.uk).

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 may contain archaeological remains which should be recorded if they are damaged in accordance with Policies GDP1 and EC11 of the Wrexham Unitary Development Plan
5. The site may contain archaeological remains which should be recorded if they are damaged in accordance with Policies GDP1 and EC11 of the Wrexham Unitary Development Plan



Applicant M GREEN

**Code
Number** HOL P/2021/1173

Agent PETER MILLER
MTP TOWN PLANNING LTD
23 FIR TREE AVENUE
CHESTER
CH4 7QY

**Date
Received** 07/12/2021

**Decision
Date** 21/01/2022

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

