

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 MARK OWEN JONES	Code Number	HOL P/2021/0702
Agent	MR MARK OWEN JONES PARK HOUSE CASTLE STREET HOLT WREXHAM LL13 9YL	Date Received	18/05/2021
		Decision Date	09/09/2021

Town and Country Planning Act, 1990

Location of application

PARK HOUSE, CASTLE STREET, HOLT, WREXHAM, LL13 9YL

Description of application

CODI GAREJ, PORTH A NEWIDIADAU ALLANOL / ERECTION OF GARAGE, PORCH AND EXTERNAL ALTERATIONS

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

EC12	Development and flood risk
EC7	Conservation Areas
GDP1	Development objectives

Revision	Date	Description of Decision
0	09/09/2021	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 (Replacement Gates Sketch, 1:50 Proposed Side Elevation, 1:50 Proposed Front Elevation, 1:50 Proposed Side Elevation, 1:50 Garage Plan, Elevations, 1:100 Landscaping Plan, 1:200 Proposed Site Plan, Document titled 'Hanson Garages') and as contained within the application documentation.

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3. Notwithstanding the approved plans, the garage roof shall have a slate effect finish as shown on page 3 of the submitted document titled 'Hanson Garages' and shall thereafter be retained for the lifetime of the development.
4. Notwithstanding the approved plans, the garage door shall have a painted finish and shall match the existing windows and doors of the main dwelling on the site and shall thereafter be retained for the lifetime of the development.
5. Notwithstanding the approved plans, the exterior of the garage shall be painted render to match the existing dwelling on the site and shall thereafter be retained for the lifetime of the development.
6. The developer shall ensure that a suitably qualified archaeological contractor is present during the undertaking of any ground works in the development 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 (The Offices, Coed y Dinas, Welshpool, SY21 8RP Email: mark.walters@cpat.org.uk Tel: 01938 553670). After approval by the Local Planning Authority, a copy of the report and resulting archive should also be sent to the Historic Environment Record Officer, Clwyd?Powys Archaeological Trust for inclusion in the regional Historic Environment Record and 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 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.
5. 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.

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6. To secure preservation by record of any archaeological remains which may be revealed during ground excavations for the consented development in accordance with UDP Policy EC11.



**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

