

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 S MOUNCHER	Code Number	HOL P/2020/0620
Agent	NC ARCHITECTURE MR NEIL COLLINS 1ST FLOOR SUITE THE ISLAND ST ANNS PARADE WILMSLOW SK9 1HG	Date Received	02/10/2020 24/11/2020
		Decision Date	

Town and Country Planning Act, 1990

Location of application

4 MILLFIELD, HOLT, WREXHAM, , LL13 9WJ

Description of application

CWT ARDD (YN OL DREMIOL)
GARDEN SHED (IN RETROSPECT)

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

EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
GDP1	Development objectives
PS2	Development and the environment

Revision	Date	Description of Decision
0	24/11/2020	Planning permission issued

Particulars of decision that permission be GRANTED

Subject to the following:-

Condition(s)

1. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 12120:
P 100 proposed plan and elevation
P 001 proposed site and Location Plan
and as contained within the application documentation.
2. The premises shall only be used for home office or other domestic purposes incidental to the use of existing dwelling as a residential dwelling.

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3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.
4. The existing trees, shrubs and hedges between the building and the south-east site boundary to be retained shall not be cut down, grubbed out, lopped or uprooted within five years of the date of first occupation of the development. Any trees, shrubs or hedges removed or being severely damaged or becoming diseased within this time shall be replaced with trees, shrubs or hedging plants of the equivalent size and species.

Reason(s)

1. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
2. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
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 the amenity afforded by the trees is continued into the future in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.



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

