

In pursuance of its powers under the Acts an 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



|                  |                                                                                                                                                |                      |                 |
|------------------|------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-----------------|
| <b>Applicant</b> | MR STUART ANDREW MACBRYDE<br>HOMES AND CAMWAY PROPERTIES                                                                                       | <b>Code No</b>       | HOL P/2018/0009 |
| <b>Agent</b>     | MACBRYDE HOMES AND CAMWAY PROPERTIES<br>MR STUART ANDREW<br>UNIT 28<br>ST ASAPH BUSINESS PARK<br>FFORDD RICHARD DAVIES<br>ST ASAPH<br>LL17 0LI | <b>Date Received</b> | 05/01/2018      |
|                  |                                                                                                                                                | <b>Decision Date</b> | 16/03/2020      |

### **Town and Country Planning Act, 1990**

#### **Location of application**

LAND AT, WREXHAM ROAD, HOLT, WREXHAM, LL13 9TS

#### **Description of application**

APPLICATION FOR APPROVAL OF RESERVED MATTERS PURSUANT TO OUTLINE PLANNING PERMISSION P/2013/0823 - APPEARANCE, LANDSCAPING, LAYOUT AND SCALE FOR RESIDENTIAL DEVELOPMENT AND FORMATION OF MULTI-USE GAMES AREA INCLUDING DETAILS OF NOISE ASSESSMENT AND ATTENUATION, EXISTING ACCESS CLOSURE AND INTERNAL AND EXTERNAL BOUNDARY TREATMENTS

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

|      |                                                      |
|------|------------------------------------------------------|
| CLF4 | Playing fields, children's play areas and open space |
| EC13 | Surface water run-off                                |
| EC4  | Hedgerows, Trees and Woodland                        |
| EC6  | Biodiversity Conservation                            |
| GDP1 | Development objectives                               |
| PS1  | Settlement limits                                    |
| PS2  | Development and the environment                      |

| Revision | Date       | Description of Decision    |
|----------|------------|----------------------------|
| 0        | 16/03/2020 | Planning permission issued |
| 1        | 05/11/2020 | Non-material amendment     |

**Particulars of decision that permission be GRANTED**  
**Subject to the following:-**

|                  |                                                                                                                                                   |                          |                 |
|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-----------------|
| <b>Applicant</b> | MR STUART ANDREW<br>MACBRYDE HOMES AND<br>CAMWAY PROPERTIES                                                                                       | <b>Code<br/>No</b>       | HOL P/2018/0009 |
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|                  |                                                                                                                                                   | <b>Decision<br/>Date</b> | 16/03/2020      |

### Condition(s)

1. The development shall be carried out in strict accordance with the details shown on the following drawings:
  - i) WRHLT-SP01 Revision T Proposed Site Plan except for the proposed access onto Francis Lane as the existing access shall be retained at a width of no greater than 2 metres.
  - ii) WRH-MRL.PL01 Revision A Marlow Semi Floor Plans
  - iii) WRH-MRL.PL02 Revision A Marlow Semi Elevations
  - iv) WRH-FEN.PL01 Revision A Oxford Floor Plans
  - v) WRH-FEN.PL02 Revision A Oxford Elevations
  - vi) WRH-EVE.PL01 Revision A Evesham Floor Plans
  - vii) WRH-EVE.PL02 Revision A Evesham Elevations (Render)
  - viii) WRH-HTHR.PL01 Revision A Heatherington Floor Plans
  - ix) WRH-HTHR.PL02 Revision A Heatherington Elevations (Render)
  - x) WRH-HTHR.PL01 Revision A Heatherington Special Floor Plans (Plot 1)
  - xi) WRH-HTHRSP.PL01 Revision A Heatherington Special Elevations (Plot 1)
  - xii) WRH-CHA.PL01 Revision A Chatsworth Floor Plans
  - xiii) WRH-CHA.PL02 Revision A Chatsworth Special Elevations
  - xiv) WRH-WNT.PL01 Revision A Wentworth Floor Plans
  - xv) WRH-WNT.PL02 Revision A Wentworth Elevations (Brick)
  - xvi) WRH-SALS.PL01 Revision A Salisbury Floor Plans
  - xvii) WRH-SALS.PL02 Revision A Salisbury Elevations (Brick)
  - xviii) WRH-SALS.PL03 Revision A Salisbury Elevations (Render)
  - xix) WRH-MAR.PL01 Revision A Marbury Floor Plans
  - xx) WRH-MAR.PL02 Revision A Marbury Elevations
  - xxi) WRH-WILT.PL01 Revision A Wiltshire Floor Plans
  - xxii) WRH-WILT.PL02 Revision A Wiltshire Elevations (Brick)
  - xxiii) WRH-WILT.PL03 Revision A Wiltshire Elevations (Render)
  - xxiv) WRH-SAN.PL01 Revision A Sandringham Floor Plans
  - xxv) WRH-SAN.PL02 Revision A Sandringham Elevations

|                  |                                                                                                                                                   |                          |                 |
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- xxvi) 101 Revision E Landscape Layout
- xxvii) 201 Revision C Planting Plan (1 of 2)
- xxviii) 202 Revision C Planting Plan (2 of 2).

**Non-Material Amendment:** 05/11/2020      **Reference Number:** P/2020/0651

**By:** Wrexham County Borough Council

**Approved Details:** The plans listed above

2. The vehicular parking and turning areas as shown on approved drawing(s) No(s). WRHLT-SP01 Revision T shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of motor vehicles at all times.

**Non-Material Amendment:** 05/11/2020      **Reference Number:** P/2020/0651

**By:** Wrexham County Borough Council

**Approved Details:** The plans listed above

### Reason(s)

1. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
2. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan

|                  |                                                                                                                                                   |                          |                 |
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|                  |                                                                                                                                                   | <b>Decision<br/>Date</b> | 16/03/2020      |



**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](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)