

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 & MRS G MITCHELL	Code Number	HOL P/2020/0577
Agent	MR STUART MILES BRAMBLES COTTAGE PEN Y LAN RUABON WREXHAM LL14 6HW	Date Received	15/05/2020 06/11/2020
		Decision Date	

Town and Country Planning Act, 1990

Location of application

, STONE COTTAGE, CHURCH STREET, HOLT, WREXHAM, , LL13 9JR

Description of application

DYMCHWEL ESTYNIAD AC ADEILADAU ALLANOL, ESTYNIAD CEFN A GWAITH ADNEWYDDU / DEMOLITION OF EXTENSION AND OUTBUILDINGS, REAR EXTENSION AND REFURBISHMENT WORKS

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
EC8	Demolition of buildings in conservation areas
GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment
PS3	Brownfield Land
PS4	Settlement Pattern

Revision	Date	Description of Decision
0	06/11/2020	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. Notwithstanding the approved plans, prior to the first occupation of the extension, all external elevations shall be rendered in accordance with details

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that have first been submitted to and approved in writing by the Local Planning Authority.

3. No part of the development shall commence until samples of all roofing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.

4. Notwithstanding the approved plans, all new and replacement rainwater goods shall be cast iron or aluminium only.

5. 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. The Local Planning Authority will be informed in writing, at least two weeks prior to the commencement of the development, of the name of the said archaeological contractor. 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, Powys, SY21 8RP Email: mark.walters@cpat.org.uk)

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To ensure a satisfactory appearance of the development in the interests of preserving and enhancing the Conservation Area.
3. No part of the development shall commence until samples of all roofing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved..
4. To ensure the development preserves the character of the Conservation Area.
5. To secure preservation by record of any archaeological remains which may be revealed during ground excavations for the consented development.

Note(s) to applicant

You are advised that building work which involves work on an existing wall shared with another property, building on the boundary with a neighbouring

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property or excavating near a neighbouring building may require the separate consent of the neighbour under the provisions of the Party Wall Act. If you require further information or advice please contact the Building Control Section on 01978 292050.



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

