

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



Applicant	MR STUART ANDREW MACBRYDE HOMES AND CAMWAY PROPERTIES	Code No	HOL P/2018/0009
Agent	MACBRYDE HOMES AND CAMWAY PROPERTIES MR STUART ANDREW UNIT 28 ST ASAPH BUSINESS PARK FFORDD RICHARD DAVIES ST ASAPH LL17 0LI	Date Received	05/01/2018
		Decision Date	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:-

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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
 - 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
 - xxvi) 101 Revision E Landscape Layout
 - xxvii) 201 Revision C Planting Plan (1 or 2)

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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



Officer Appointed for this purpose

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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