

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 M CLUTTON

Code Number HOL P/2021/0447

Agent SCOTT DESERT
SCOTT ARCHITECTURE
68 HIGH STREET
TARPORLEY
CHESTER
CW6 0AT

Date Received 07/05/2021
Decision Date 07/07/2021

Town and Country Planning Act, 1990

Location of application

7 DANETRE, THE PINFOLD, HOLT, WREXHAM, LL13 9XH,

Description of application

ESTYNIAD OCHR STOREY SENGL A GATE PEDESTRIAN NEWYDD /
SINGLE STOREY SIDE EXTENSION AND NEW PEDESTRIAN GATE

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

EC11	Archaeology
EC6	Biodiversity Conservation
EC7	Conservation Areas
GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	07/07/2021	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:
2134-PL-102
2134-PL-101A

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2134-EX-100 101A 102

and as contained within the application documentation.

3. No facing or roofing materials shall be used other than materials matching those used on the existing building.
4. The vehicular parking area as shown on approved drawing number 2134-PL-101A shall be fully laid out, surfaced and drained prior to first use of the development. This parking area shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking of motor vehicles at all times.

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 provide for the parking of vehicles clear of the highway in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan

Note(s) to applicant

Your attention is drawn to Highway Supplementary Notes - 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.h
tm](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)



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Officer Appointed for this purpose
Chief Officer Planning & Regulatory

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