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

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant Mrs Sarah Curtis

Reference P/2025/0477

Decision Date 08/07/2026

Town and Country Planning Act, 1990

Location of Application

COPPER LEAVES, WREXHAM ROAD, HOLT, WREXHAM, LL13 9YU

Description of Application

LLEDU MYNEDFA DREIF, ADLEOLI LLWYBR AC AILGYNLLUNIO GARDD FLAEN YN ARDAL GADWRAETH HOLT

WIDENING OF DRIVEWAY ENTRANCE, RELOCATION OF PATH AND REDESIGN OF FRONT GARDEN IN HOLT CONSERVATION AREA

In reaching this decision the Council has had regard to the following relevant policies: -

Development Plan Policies:

EC6 - Biodiversity Conservation
EC7 - Conservation Areas
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS2 - Broad Location of Development
T8 - Parking

Revision	Date	Description of Decision
0	08/07/2026	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): 2028 LO1, 2028 L02, 2028 LO3, PP-14061501v1

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2. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on 2028 LO1 have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

3. Prior to their use on the development hereby permitted, samples of the materials including Mortar type and mix to be used for the new boundary wall and gate piers. Sample of the stone to be used in the new boundary wall and gate piers to ensure that it matches the surroundings. to be used in the construction of the external surfaces of the development shall be submitted for the written approval of the Local Planning Authority. Development shall be carried out in accordance with the details that are approved.

4. Prior to their installation on the building, drawings to the scale 1:5 and 1:20 fully detailing all new or replacement Elevation drawing of the new gate piers which should include the heights shall be submitted to and approved in writing by the Local Planning Authority. The details shall fully describe the proposed materials and decorative/protective finishes. The works shall only be carried out in strict accordance with such details as are approved

Reason(s)

1. To comply with Section 71ZA(2) of the Town and Country Planning Act, 1990.

2. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

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4. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Ian Jones

Prif Swyddog, Economi a Chynllunio
Chief Officer, Economy and Planning

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council