

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 CLARE GRICE

Reference P/2024/0249

Agent PHEOBE FARRELL
BERRYS
BERRYS BEECH
HOUSE ANCHORAGE
AVENUE
SHREWSBURY
BUSINESS PARK SY2
6FG

Date Received 26/03/2024

Decision Date 05/03/2025

Town and Country Planning Act, 1990

Location of Application

MOSS VILLA CHAPEL LANE BRONINGTON WHITCHURCH SY13 3HR

Description of Application

TESTYNIAD DAU LAWR I ANNEDD A THRAWSNEWID ADEILADAU ALLAN I FOD
YN GYSGODFA CEIR A SWYDDFA GARTREF

TWO STOREY EXTENSION TO DWELLING AND CONVERSION OF
OUTBUILDINGS TO CAR PORT AND HOME OFFICE

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

National Policies and Technical Advice Notes (TAN):

TAN 12 : Design

TAN 24 : The Historic Environment

TAN 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations

NE5 - Special Landscape Areas

SP12 - Design Principles & Masterplanning Framework

SP14 - Natural Environment

SP15 - Historic and Cultural Environment

SP19 - Green Infrastructure

SP2 - Location of Development

T1 - Managing Transport Impacts

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Revision	Date	Description of Decision
0	05/03/2025	Planning permission issued

Particulars of decision : 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 following plan(s) and document(s): Location Plan – SA47065–Bry–ST–PL–A-01 Rev B, Proposed elevations/plans – SA48179-Bry-XX-SK-A-04 Rev D, Section through extension – SA47065-BRY-XX-SK-A-01, Outbuildings/Site Plan – SA48179-BRY-XX-SK-A-05 Rev F, Site Layout – SA48179-Bry-XX-SK-A-06 Rev D, Proposed Drainage – SA49017-Bry-ST-PL-C-0001, Ecological Impact Assessment, Heritage Impact Assessment and Green Infrastructure Statement.
3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on Outbuildings/Site Plan – SA48179-BRY-XX-SK-A-05 Rev F, Site Layout – SA48179-Bry-XX-SK-A-06 Rev D and within the Green Infrastructure Statement have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.
4. The development shall be carried out in strict accordance with the findings and recommendations contained within the Ecological Impact Assessment (dated August 2024). The mitigation and compensation measures hereby approved shall be fully implemented prior to first use of the development.

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5. A lowland dry acid grassland mix should be used for the planting areas as set out on the proposed site layout SA48179-Bry-XX-SK-A-06 Rev D.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
3. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.
4. In order to protect wildlife interests in accordance with Policies DM1 and SP14, NE1 and NE2 of the Wrexham Local Development Plan.
5. In order to protect wildlife interests in accordance with Policies DM1 and SP14, NE1 and NE2 of the Wrexham Local Development Plan.

David Fitzsimon

***Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wreccsam
Chief Officer Economy and Planning, Wrexham County Borough Council***

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Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

[Planning and building control | Wrexham County Borough Council](#)