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 Mr David Hughes

Reference P/2025/0263

Agent Dyfed Hughes
Barn Hey,
Pentrebychan, Pentre
Bychan Road,
WREXHAM, United
Kingdom, LL14 4EP

Date Received 17/03/2025

Decision Date 01/05/2025

Town and Country Planning Act, 1990

Location of Application

BARN HEY, PENTRE BYCHAN ROAD, PENTRE BYCHAN, WREXHAM, LL14 4EP

Description of Application

ESTYNIAD UNLLAWR I GEFN YR EIDDO / SINGLE STOREY REAR EXTENSION

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

National Policies and Technical Advice Notes (TAN):

TAN 12 : Design

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
SP12 - Design Principles & Masterplanning Framework
SP14 - Natural Environment
SP19 - Green Infrastructure
SP2 - Location of Development
T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	01/05/2025	Planning permission issued

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 Mr David Hughes

Reference P/2025/0263

Agent Dyfed Hughes
Barn Hey,
Pentrebychan, Pentre
Bychan Road,
WREXHAM, United
Kingdom, LL14 4EP

Date Received 17/03/2025

Decision Date 01/05/2025

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 Rev 1, Proposed Floor Plans Rev 1 and Proposed Elevations Rev 2.

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

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.

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 David Hughes

Agent Dyfed Hughes
Barn Hey,
Pentrebychan, Pentre
Bychan Road,
WREXHAM, United
Kingdom, LL14 4EP

Reference P/2025/0263

Date Received 17/03/2025

Decision Date 01/05/2025



David Fitzsimon

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

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