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 & Mrs Thomas

Agent Mr Sean Pemble
The Stables, Pentre,
Leighton, Welshpool,
United Kingdom, SY21
8HL

Reference P/2025/0316

Date Received 31/03/2025

Decision Date 20/05/2025

Town and Country Planning Act, 1990

Location of Application

EPWORTH LODGE, 13 GROVE ROAD, WREXHAM, LL11 1DY

Description of Application

TYNNU ESTYNIAD PENTY AC YSTAFELL WYDR I LAWR, ADDASIADAU MEWNOL AC ALLANOL, ADDASIADAU I DŶ ALLAN DOMESTIG A CHODI TŶ GWYDR A STORFA ARDDIO NEWYDD.

REMOVAL OF LEAN TO EXTENSION AND CONSERVATORY, INTERNAL AND EXTERNAL ALTERATIONS, ALTERATIONS TO DOMESTIC OUTBUILDING AND ERECTION OF NEW GREENHOUSE AND GARDEN STORE.

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
SP11 - Transport and Accessibility
SP14 - Natural Environment
SP15 - Historic and Cultural Environment
SP2 - Location of Development
T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	20/05/2025	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

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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): 1) Site and Shed As Proposed - MAR.MMXXV, 2) Accompanying Application Form, 3) Garage Elevations As Proposed - MAR.MMXXV, 4) Proposed Garage Floor Plan - MAR.MMXXV, 5) Accompanying Location Plan - MAR.MMXXV, 6) Host Dwelling Elevations As Proposed - MAR.MMXXV, 7) Accompanying Greenhouse Plan, 8) Accompanying Supporting Information 1 & 2, 9) Accompanying Ground Floor Plan - Host Dwelling, 10) Accompanying Design, Access and Heritage Impact Assessment and 11) Accompanying Proposed Elevations - MAR.MMXXV.

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on the accompanying email dated the 8th May have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

4. All new roof lights and new windows hereby approved will require there specifications to be supplied and approved in writing by the Local Planning Authority.

5. Detailed drawings of all new joinery elements to be supplied and approved in writing by the Local Planning Authority.

6. Schedule of internal finishes and coverings which should include details of any repair or new plaster and mortar specifications needed are to be supplied and approved in writing by the Local Planning Authority.

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Applicant Mr & Mrs Thomas

Agent Mr Sean Pemble
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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. To ensure the works reflect the character and appearance of the building in accordance with Policy DM1 of the Wrexham Local Development Plan.

5. To ensure the development is carried out in a manner that reflects the existing character and appearance of the Listed Building in accordance with Policies DM1 and SP15 of the Wrexham Local Development Plan.

6. To ensure the development is carried out in a manner that reflects the existing character and appearance of the Listed Building in accordance with Policies DM1 and SP15 of the Wrexham Local Development Plan.

Note(s) to applicant

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

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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