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 Stephen Wantling

Agent Mr Peter Moffat
17 Saxon Road,
Southport, United
Kingdom, PR82AX

Reference P/2025/0360

Date Received 23/04/2025

Decision Date 27/05/2025

Town and Country Planning Act, 1990

Location of Application

BRONWYLFA HALL, BRONWYLFA, WREXHAM, LL14 4LD

Description of Application

ADEILADU GAREJ AR WAHÂN / ERECTION OF DETACHED GARAGE

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 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
NE3 - Trees, Woodlands and Hedgerows
NE4 - Area of Outstanding Natural Beauty
SP14 - Natural Environment
SP19 - Green Infrastructure
SP2 - Location of Development

Revision	Date	Description of Decision
0	27/05/2025	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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 Stephen Wantling

Reference P/2025/0360

Agent Mr Peter Moffat
17 Saxon Road,
Southport, United
Kingdom, PR82AX

Date Received 23/04/2025

Decision Date 27/05/2025

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):
   - Drawing E22421/06 - Site Boundary Layout;
   - Drawing E22421/02A - Proposed Layout and Elevations;
   - Green Infrastructure Statement.

3. The development hereby permitted shall not be first used until the measures to deliver net benefit for biodiversity (NBB) shown on drawing E22421/02A and outlined in the Green Infrastructure Statement 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.

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

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 Stephen Wantling

Agent Mr Peter Moffat
17 Saxon Road,
Southport, United
Kingdom, PR82AX

Reference P/2025/0360

Date Received 23/04/2025

Decision Date 27/05/2025

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