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 Leslie Morris

Reference P/2025/0341

Agent Miss E Goodyear
Arronmore House,
Smithy Lane,
Mouldsworth, Chester,
United Kingdom,
CH38AR

Date Received 09/04/2025

Decision Date 29/05/2025

Town and Country Planning Act, 1990

Location of Application

6 DORSET DRIVE, WREXHAM, LL11 2UW

Description of Application

GWARED SIED AC YSTAFELL HEULFAN PRESENNOL A CHODI ESTYNIAD OCHR / REMOVAL OF EXISTING SHED AND CONSERVATORY, AND ERECTION OF SIDE EXTENSION TO DWELLING

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	29/05/2025	Planning permission issued

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CH38AR

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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 & Site Plan 001, Proposed Floor Plan 003, Proposed Elevations 004 and Green Infrastructure Statement and Net Biodiversity Benefit Document.

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) stated within the Green Infrastructure Statement and Net Biodiversity Benefit Document 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.

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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

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