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 Dylan Moffat

Agent Mr Theodore Speaks
1 Beaconsfield
Terrace, Morda,
Oswestry, United
Kingdom, SY10 9PE

Reference P/2025/0239

Date Received 10/03/2025

Decision Date 17/06/2025

Town and Country Planning Act, 1990

Location of Application

PARKSIDE, CLARKE STREET, PONCIAU, WREXHAM, LL14 1RT

Description of Application

DYMCHWEL YR ESTYNIAD CEFN UNLLAWR PRESENNOL A CHODI ESTYNIAD CEFN DEULAWR

DEMOLITION OF EXISTING SINGLE STOREY REAR EXTENSION AND ERECTION OF TWO 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

Development Plan:

PS1	Broad Location of Development (Settlement Limits)
GDP1	Development Objectives (General Development Principles)
PS8	Transport
PS2	Broad Location of Development (Not materially affect countryside, landscape, townscape, open space, natural environment)
PS11	Biodiversity

Revision	Date	Description of Decision
0	17/06/2025	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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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): 344/PCP/PL/003 REV B, 344/PCP/PL/102 REV A, 344/PCP/PL/104 Rev A , 344/PCP/PL/001 REV B

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

4. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on Green Infrastructure Statement Parkside extension dated 16/06/2025 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 a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.

4. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

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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