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 L Sankey

Reference P/2025/0123

Agent Mr Tom Smith
Soughton House,
2 Nicholas Street
Mews,
Chester,
CH1 2NS

Date Received 10/02/2025

Decision Date 18/06/2025

Town and Country Planning Act, 1990

Location of Application

THE SEXTONS, HIGH STREET, GRESFORD, WREXHAM, LL12 8PS

Description of Application

ESTYNIAD CEFN UN LLAWR A FERANDA ALLANOL, NEWID I WEDD AC AMNEWID FFENESTRI

SINGLE STOREY REAR EXTENSION AND EXTERNAL VERANDA, ALTERATION TO ELEVATION AND REPLACEMENT OF WINDOWS

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

Development Plan:

PS1 : Broad Location of Development (Settlement Limits)
PS2 : Broad Location of Development (Not materially affect countryside, landscape, townscape, open space, natural environment)
PS8 : Transport
PS11 : Biodiversity
GDP1 : Development Objectives (General Development Principles)
EC7 : Conservation Areas

Revision	Date	Description of Decision
0	18/06/2025	Planning permission issued

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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 Plan/Proposed Site Plan 6680 PL01 Rev X, Proposed Floor Plans 6680 PL02 Rev X, Proposed Elevations 6680 PL03 Rev A, The Residence Collection R9 Sections and Elevation and the Green Infrastructure Statement.

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown within 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.

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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