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 MRS RACHEL CLACHER

Reference P/2025/0369

Decision Date 26/06/2025

Town and Country Planning Act, 1990

Location of Application

MILLWOOD COTTAGE, MILLWOOD RISE, OVERTON, WREXHAM, LL13 0EL

Description of Application

ESTYNIAD UNLLAWR I GEFN YR EIDDO

SINGLE STOREY REAR EXTENSION

In reaching this decision the Council has had regard to the following relevant policies: -

National Policies and Technical Advice Notes (TAN):
TAN5 - Nature conservation and planning
TAN24 - The historic environment

Development Plan:
UDP PS1 - The Broad Location Of Development
UDP PS2 - The Broad Location of Development
UDP Policy PS11 - Biodiversity
UDP Policy GDP1 - Development Objectives
UDP Policy EC7 - Conservation Areas

Revision	Date	Description of Decision
0	26/06/2025	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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wrexham
COUNTY BOROUGH COUNCIL
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Reference P/2025/0369

Decision Date 26/06/2025

1. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
   - Drawing GA01 showing Block Plan and Location Plan dated 22 May '25;
   - Drawing no: GA01 entitled General Arrangement As Built dated 22 May '25.

2. No land drainage run-off or surface water shall be permitted to discharge or connect to the public sewerage system, either directly or indirectly, and foul and surface water shall be drained separately from the site.

3. Within one month from the date of this decision, a plan to provide net benefit for biodiversity (NBB) i.e. a better outcome than if the site was left undeveloped shall be submitted to, and approved in writing by, the Local Planning Authority. The measures shall be implemented in full within three months from the date of the approval of the submitted NBB plan and thereafter 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 protect the integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment in accordance with Policy DM1 of the Wrexham Local Development Plan.

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

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 MRS RACHEL CLACHER

Reference P/2025/0369

Decision Date 26/06/2025

Note(s) to applicant

This decision relates solely to the rear extension as applied for and does not relate to any other external alterations that may be made/have been made to the dwelling.



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