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 Susan Evans

Reference P/2025/0392

Decision Date 11/07/2025

Town and Country Planning Act, 1990

Location of Application

THE OAKS, CAE DYAH LANE, OVERTON, WREXHAM, LL13 0HW

Description of Application

CODI GAREJ GYDA PHENTY PREN CYSYLLTIEDIG / ERECTION OF GARAGE WITH ATTACHED TIMBER LEAN TO

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

Development Plan Policies:

EC5 - Special Landscape Areas
GDP 1- Development Objectives
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS2 - Broad Location of Development
PS8 - Transport

Revision	Date	Description of Decision
0	11/07/2025	Planning permission issued

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): 1) Accompanying Proposed Elevations, 2) Accompanying Proposed Site Plan, 3) Accompanying Floor Plan and West

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Applicant Mrs Susan Evans

Reference P/2025/0392

Decision Date 11/07/2025

Elevation Plan, 4) Accompanying Location Plan and 5) Accompanying Application Form.

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on the email dated the 25th June 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

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