**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 AND MRS IAN AND ANDREA WATSON

**Reference** P/2025/0419

**Decision Date** 11/07/2025

---

## Town and Country Planning Act, 1990

### Location of Application

2 PARK COURT, ROSSETT, WREXHAM, LL12 0HD

### Description of Application

CODI PORTSH BLAEN / ERECTION OF FRONT PORCH

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

### Development Plan Policies:

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.

**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** MR AND MRS IAN AND ANDREA WATSON

**Reference** P/2025/0419

**Decision Date** 11/07/2025

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 Site Location Plan, 2) Accompanying Proposed Plan, Elevations & Section - dated April 2025 - drawing number IDMW/2/BB, 3) Accompanying Project Specifications - dated April 2025 - drawing number IDMW/2/C, 4) Accompanying Existing Plan, Elevations & Block Plan - dated March 2025 - drawing number IDMW/2/A and 5) Accompanying Application Form.

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 within the information contained within the email dated the 26th 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 a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policy GDP1 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.

**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** MR AND MRS IAN AND ANDREA WATSON

**Reference** P/2025/0419

**Decision Date** 11/07/2025



**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