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 Dominic Rees

Agent Mr Dominic Saywell
45 Wrexham Rd,
Whitchurch, United Kingdom, SY13 1HS

Reference P/2025/0394

Date Received 08/05/2025

Decision Date 15/07/2025

Town and Country Planning Act, 1990

Location of Application

LLYS YR YDLAN, GRANGE ROAD, BRONINGTON, WHITCHURCH, SY13 3HL

Description of Application

ESTYNIAD UNLLAWR I GEFN YR EIDDO, CODI PORTSH BLAEN A CAEL GWARED AR YR HEULDY PRESENNOL

SINGLE STOREY REAR EXTENSION, ERECTION OF FRONT PORCH AND REMOVAL OF EXISTING CONSERVATORY

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

Development Plan Policies:

EC 4 - Hedgerows, Trees and Woodland
EC6 - Biodiversity Conservation
GDP 1- Development Objectives

Revision	Date	Description of Decision
0	15/07/2025	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.

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2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
Elevations and floor plan - drawing number -- PL02 - A1 Dated April 2025
Existing and proposed block plan - drawing number - PL01 - A2 Dated May 2025

3. No part of the development shall commence until a plan to provide net benefit for biodiversity (NBB) i.e. a better outcome than if the site was left undeveloped has been submitted to, and approved in writing by, the Local Planning Authority in accordance with detail as set out in the green infrastructure statement submitted in support of the application. The measures shall be implemented in full, prior to first occupation / use of the development, 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 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

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 Dominic Rees	**Reference**	P/2025/0394
Agent	Mr Dominic Saywell 45 Wrexham Rd, Whitchurch, United Kingdom, SY13 1HS	**Date Received**	08/05/2025
		Decision Date	15/07/2025

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