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 Clarke

Reference P/2025/0410

Agent Mr Benjamin Turner
3, Birch Court,
LEESWOOD, CH7
4UF

Date Received 16/05/2025

Decision Date 17/07/2025

Town and Country Planning Act, 1990

Location of Application

25 PANT OLWEN, GRESFORD, WREXHAM, LL12 8ES

Description of Application

ESTYNIAD UNLLAWR I GEFN YR EIDDO, CHODI GAREJ NEWYDD, TYNNU'R SIMNAI BRESENNOL A GOSOD TIWBIAU HAUL NEWYDD I'R TO

SINGLE STOREY REAR EXTENSION, REPLACEMENT GARAGE, REMOVAL OF EXISTING CHIMMNEY AND INSTALLATION OF NEW SUNTUBES TO ROOF

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	17/07/2025	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): 1) Ground and Roof Plan - As Proposed - dated 19.06.2025 - Drawing Number PO-01-1010 - Rev B, 2) Site Plan - As Existing & Proposed - dated 19.06.2025 - Drawing Number PO-01-1000 - Rev B, 3) Elevations - As Proposed - dated 19.06.2025 - Drawing Number PO-01-1011 - Rev B, 4) Accompanying Application Form and 5) Accompanying Location Plan - dated 09.05.2025 - Drawing Number PO-01-05 - Rev A.

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 on the Site Plan - As Existing & Proposed - dated 19.06.2025 - drawing Number PO-01-1000 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

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Note(s) to applicant

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority



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