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 Adam Peill

Agent Ms Allison Powell
7 Thornleigh Drive, -, -,
Burton in Kendal,
United Kingdom, LA6
1NQ

Reference P/2025/0323

Date Received 01/04/2025

Decision Date 25/07/2025

Town and Country Planning Act, 1990

Location of Application

16 SUNNYRIDGE AVENUE, MARFORD, WREXHAM, LL12 8TE

Description of Application

ESTYNIAD CEFN I'R LLAWR CYNTAF, GOLEUADAU TO I'R BLAEN A'R CEFN, DORMER I'R CEFN AC ESTYNIAD I'R GAREJ BRESENNOL / FIRST FLOOR REAR EXTENSION, ROOF LIGHTS TO FRONT AND REAR, DORMER TO REAR AND EXTENSION TO EXISTING GARAGE

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	25/07/2025	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): Location Plan, Proposed Site Plan 2989 04, Proposed Floor Plans 2989 05, Proposed Elevations 2989 06 Rev A and Preliminary Bat Roost Assessment Report dated 25th May 2025.

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) stated within the Green Infrastructure Statement and shown on the Proposed Site Plan 2989 04 and Proposed Elevations 2989 06 Rev A 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.

Note(s) to applicant

The permission hereby granted does not authorise encroachment upon, or interference with, the adjoining property.

You are advised that building work which involves work on an existing wall shared with another property, building on the boundary with a neighbouring property or excavating near a neighbouring building may require the separate consent of the neighbour under the provisions of the Party Wall Act. If you require further information or advice please contact the Building Control Section on 01978 298884.

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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