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 John Williams

Reference P/2025/0091

Agent Mr Wendy Britner
Blueprint Architectural Services, Redwither Tower, Redwither Business Park, Wrexham, United Kingdom, LL13 9XT

Date Received 03/02/2025

Decision Date 25/07/2025

Town and Country Planning Act, 1990

Location of Application

LAND WEST OF COBHAM COTTAGE, ISYCOED, BOWLING BANK, WREXHAM, LL13 9RY

Description of Application

CODI ADEILAD AMAETHYDDOL NEWYDD / ERECTION OF REPLACEMENT AGRICULTURAL BUILDING

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
PS2 - Broad Location of Development
PS 11 - Biodiversity

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.

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 John Williams

Reference P/2025/0091

Agent Mr Wendy Britner
Blueprint Architectural Services, Redwither Tower, Redwither Business Park, Wrexham, United Kingdom, LL13 9XT

Date Received 03/02/2025

Decision Date 25/07/2025

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): W221/002, W221/003

3. The external surfaces of the building(s) shall be constructed of the materials specified on W221/002,

4. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on W221/002, have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

5. The building hereby approved shall be for agricultural storage use only

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.

5. In consideration of the amenity of the surrounding area.

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 John Williams

Agent Mr Wendy Britner
Blueprint Architectural Services, Redwither Tower, Redwither Business Park, Wrexham, United Kingdom, LL13 9XT

Reference P/2025/0091

Date Received 03/02/2025

Decision Date 25/07/2025



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