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 Terry Cooke

Reference P/2025/0291

Decision Date 28/07/2025

Town and Country Planning Act, 1990

Location of Application

17 ACTON HALL WALKS, WREXHAM, LL12 7YJ

Description of Application

ADDASU GAREJ LLAWR GWAELOD YN GEGIN

CONVERSION OF GROUND FLOOR GARAGE TO KITCHEN

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	28/07/2025	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): 1) Proposed Elevations - 0525/02 - dated April 2025, 2) Proposed Ground Floor Plan - 0525/03 - dated April 2025, 3) Accompanying Application Form and 4) Existing Elevations, Floor Plan, Block Plan and Location Plan - 0525/01 - dated April 2025.

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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Decision Date 28/07/2025

2. Within 3 months of the date of this planning the measures to deliver net benefit for biodiversity (NBB) referred to in the email dated the 20th May shall be 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 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

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