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 Sion Davies

Agent Mr Geraint Edwards
36 Plas Tirion,
Johnstown, Wrexham,
United Kingdom, LL14
1UR

Reference P/2025/0475

Date Received 13/06/2025

Decision Date 30/07/2025

Town and Country Planning Act, 1990

Location of Application

20 GORSE CRESCENT, MARFORD, WREXHAM, LL12 8LZ

Description of Application

ESTYNIAD OCHR DEULAWR I DDISODLI'R GAREJ UNLLAWR PRESENNOL / TWO STOREY SIDE EXTENSION TO REPLACE EXISTING SINGLE STOREY 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	30/07/2025	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 A001, Proposed Site Plan A101, Proposed Floor Plans A102 Rev B and Proposed Elevations A300 Rev A.

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on Proposed Elevations A300 Rev A have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

4. Before the development hereby permitted is brought into use, the windows in the elevation facing east shall be fitted with obscured glazing to Pilkington Level 3 of equivalent. The windows shall be permanently retained in that condition thereafter.

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.

4. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

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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Johnstown, Wrexham,
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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