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 Rob Jones

Agent Mr Jason Pritchard
Appleby, Bretton Lane,
Bretton, Chester,
United Kingdom, CH4
0DX

Reference P/2025/0259

Date Received 13/03/2025

Decision Date 31/07/2025

Town and Country Planning Act, 1990

Location of Application

46 TREVALYN WAY, ROSSETT, WREXHAM, LL12 0EJ

Description of Application

ESTYNIAD LLAWR CYNTAF AR FLAEN YR EIDDO A ADEILADU CYNTEDD / FIRST FLOOR FRONT EXTENSION AND ERECTION OF PORCH

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

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.

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): F1721 01, Location Plan 13th March 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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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 email dated 29th July 2025 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.

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