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 Alexander James Bebbington

Reference P/2025/0420

Decision Date 14/08/2025

Town and Country Planning Act, 1990

Location of Application

YSGYTHRAU GANOL FARM, PONTFADOG, LLANGOLLEN, WREXHAM, LL20 7AS

Description of Application

DYMCHWEL ADEILAD UNLLAWR PRESENNOL A CHODI ESTYNIAD OCHR DEULAWR

DEMOLITION OF EXISTING SINGLE STOREY BUILDING AND ERECTION OF TWO STOREY SIDE EXTENSION

In reaching this decision the Council has had regard to the following relevant policies: -

Development Plan Policies:

GDP 1- Development Objectives
PS 11 - Biodiversity
PS2 - Broad Location of Development

Revision	Date	Description of Decision
0	14/08/2025	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

Applicant Mr Alexander James Bebbington

Reference P/2025/0420

Decision Date 14/08/2025

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): 1) Proposed Plans A101- Rev A - dated February 2025, 2) Protected Species Survey - dated 26th June 2025, 3) Accompanying Location Plan and 4) Accompanying Application Form.

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 1) Proposed Plans A101- Rev A - dated February 2025, 2) Accompanying Net Biodiversity Plan, 3) Net Biodiversity Benefit supporting email dated the 11th July and 4) Accompanying Green Infrastructure Statement 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.

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 Alexander James Bebbington

Reference P/2025/0420

Decision Date 14/08/2025



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