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 Zainelabdeen Hamad

Agent Mr Craig Baugh
41 Foster Road,
Wrexham, United Kingdom, LL11 2LT

Reference P/2025/0485

Date Received 18/06/2025

Decision Date 15/08/2025

Town and Country Planning Act, 1990

Location of Application

16 CAE MAWR, WREXHAM, LL11 3DH

Description of Application

TROSI GAREJ YN YSTAFELL Y MAE MODD BYW YNDDI / CONVERSION OF GARAGE INTO A HABITABLE ROOM

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
T8 - Parking

Revision	Date	Description of Decision
0	15/08/2025	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.

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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 934/L(-)01, Block Plan 934/L(-)02 and Plans and Elevation as proposed 934/Sk01 Rev B.

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on Plans and Elevation as proposed 934/Sk01 Rev B and within the 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 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

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