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 Mrs Deborah Vogwell

Reference P/2025/0436

Decision Date 21/08/2025

Town and Country Planning Act, 1990

Location of Application

BRIDGEMAN COACH HOUSE, HIGH STREET, BANGOR ON DEE, WREXHAM, LL13 0BU

Description of Application

CODI GAREJ FFRÂM BREN Â 2-GILFACH / SIED ARDD

ERECTION OF 2 BAY TIMBER FRAMED GARAGE/ GARDEN SHED

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	21/08/2025	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.

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): Site Plan 11th June 2025, Location Plan 11th June 2025, Garage Floor and Elevation Plan 11th June 2025

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3. The external surfaces of the building(s) shall be constructed of the materials specified on Garage Floor and Elevation Plan 11th June 2025

4. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on NBB details submitted 20th August have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

5. The development shall be carried out in strict accordance with the following plans and report(s) submitted and approved as part of this application:
*1) Arboricultural Implication Assessment ref no. AIA/BHB/09/20
*2) Tree Protection Plan ref no. BHB/TPP/09/20/01),
*3) Arboricultural Method Statement ref no AIA/BHB/09/20
No development or other operations shall take place except in strict accordance with the reports as approved.

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.

5. To preserve the health, safety and amenity value of the tree(s) in accordance with Policies GDP1, PS11, EC4, EC5 and EC6 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

Applicant Mrs Deborah Vogwell

Reference P/2025/0436

Decision Date 21/08/2025



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