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 Beardmore

Reference P/2025/0498

Agent Mr Gwyn Humphreys
Mercian House, 9
Darwin Court, Oxon
Business Park,
Shrewsbury, United
Kingdom, SY3 5AL

Date Received 24/06/2025

Decision Date 26/08/2025

Town and Country Planning Act, 1990

Location of Application

HIGH ASH, LITTLE GREEN, BRONINGTON, WHITCHURCH, SY13 3HH

Description of Application

TROI'R ADEILAD ALLANOL YN RHANDY PRESWYL

CONVERSION OF OUTBUILDING INTO RESIDENTIAL ANNEXE

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
EC14 - Protection of Controlled Waters

Revision	Date	Description of Decision
0	26/08/2025	Planning permission issued

Particulars of decision: GRANTED subject to the following:-

Condition(s)

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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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): Location Plan 80528 / GH / 001, Proposed Block Plan 80528 / GH / 003, Biodiversity Enhancement Plan 80528 / GH / 004, Proposed Floor Plans 80528 / GH / 102, Proposed Elevations 80528 / GH / 103, Planning Statement dated June 2025, Soil Percolation Testing Results July 2025, Green Infrastructure Statement dated June 2025 and all other documentation on file.

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on Biodiversity Enhancement Plan 80528 and within the Green Infrastructure Statement dated June 2025 have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

4. The building shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling house known as High Ash, Little Green, Bronington, Whitchurch, SY13 3HH.

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.

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 Beardmore

Reference P/2025/0498

Agent Mr Gwyn Humphreys
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Business Park,
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4. To comply with the provisions of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Note(s) to applicant

You are advised that building work which involves work on an existing wall shared with another property, building on the boundary with a neighbouring property or excavating near a neighbouring building may require the separate consent of the neighbour under the provisions of the Party Wall Act. If you require further information or advice please contact the Building Control Section on 01978 298884.

The permission hereby granted does not authorise encroachment upon, or interference with, the adjoining property.

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