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 Amer Nazir

Reference P/2025/0116

Agent Spencer Cullis
25 Sunningdale Close
Wrexham
LL13 9QU

Date Received 07/02/2025

Decision Date 01/09/2025

Town and Country Planning Act, 1990

Location of Application

BRYN COED, CASTLE ROAD, CHIRK, WREXHAM, LL14 5BS

Description of Application

CODI ORENDY NEWYDD

ERECTION OF REPLACEMENT ORANGERY

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

Development Plan Policies:

EC 4 - Hedgerows, Trees and Woodland
EC6 - Biodiversity Conservation
EC7 - Conservation Areas
EC9 - Listed Buildings of Special Architectural or Historic Interest
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	01/09/2025	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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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): Site and Location Plan PD320/01, Proposed Plan and Elevations – House PD320/04, Proposed Plan, Section and Elevations – Wall PD320/05, Proposed Details PD320/06, Design & Access Statement May 2025, Heritage Impact Assessment May 2025 and Green Infrastructure Statement.

3. Within 6 months from the date of this permission, the measures to deliver net benefit for biodiversity (NBB) shown on Proposed Plan and Elevations – House PD320/04 and within the Green Infrastructure Statement need to be 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