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 ANDREW ASHWORTH

Reference P/2025/0529

Decision Date 12/09/2025

Town and Country Planning Act, 1990

Location of Application

LLWYN ABER, HALL STREET, PEN-Y-CAE, WREXHAM, LL14 2RY

Description of Application

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ERECTION OF FENCE AND GATE

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

Revision	Date	Description of Decision
0	12/09/2025	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

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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): 1) Accompanying Location Plan, 2) Proposed Fence Supporting Information - 1,2 & 3, 3) Accompanying Site Plan & Photographs, 4) Accompanying Site Plan and 5) Accompanying Application Form.

3. Within three months of commencement of the development hereby permitted, a scheme of landscaping shall be submitted for the written approval of the Local Planning Authority.

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 Policies GDP1, PS11, EC4, EC5 and EC6 of the Wrexham Unitary Development Plan.

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