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 Steven Fieldsend

Agent Mr Theodore Speaks
Dalton House, 35
Chester Street,
Wrexham, United
Kingdom, LL13 8AH

Reference P/2025/0646

Date Received 18/08/2025

Decision Date 12/09/2025

Town And Country Planning Act, 1990
Town and Country Planning (General Permitted Development) Order 1995
Schedule 2 Part 31

Location of Application

CAEDICWS, GLYN CEIRIOG, LLANGOLLEN, LL20 7HB

Description of Application

HYSBYSIAD YMLAEN LLAW AR GYFER DYMCHWEL ADEILAD ALLAN

PRIOR NOTIFICATION FOR DEMOLITION OF OUTBUILDINGS

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

Wrexham County Borough Council hereby determines that prior approval is required for the siting, design and external appearance of the above mentioned development for the following reason(s):

Reason(s)

1. Ecological information is required in regard to bats and nesting birds given that the site is located within the open countryside.

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