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 Joshua Jones

Reference P/2025/0582

Decision Date 16/09/2025

Town and Country Planning Act, 1990

Location of Application

98 RHOSNESNI LANE, WREXHAM, LL12 7NB

Description of Application

ADEILADU ESTYNIAD UNLLAWR YN Y CEFN YN LLE'R YSTAFELL HAUL BRESENNOL / REPLACEMENT OF EXISTING CONSERVATORY WITH SINGLE STOREY REAR EXTENSION

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	16/09/2025	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.

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wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

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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) Proposed Site Layout - Drawing Number 05 - Rev P1, 2) Accompanying Site Plan & Location Plan - Drawing Number 03 - Rev P1, 3) Accompanying Application Form and 4) Plans and Elevations - As Proposed - Drawing Number 02 - Rev P1.

3. No part of the development shall commence until a plan to provide net benefit for biodiversity (NBB) i.e. a better outcome than if the site was left undeveloped has been submitted to, and approved in writing by, the Local Planning Authority. The measures shall be implemented in full and thereafter maintained for the lifetime of the development.

4. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

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.

4. 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..

Note(s) to applicant

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered

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during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority



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