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 Steve Hembury

Agent Mr Carl Hughes
The Foundry, 15 Yorke Street, Wrexham, United Kingdom, LL13 8LW

Reference P/2025/0443

Date Received 29/05/2025

Decision Date 17/09/2025

Town and Country Planning Act, 1990

Location of Application

GRAIG FARM, PEN Y LAN, RUABON, WREXHAM, LL14 6HR

Description of Application

TRAWSNEWID GAREJ YN RHANNOL I GREU YSTAFELL WELY YCHWANEGOL GYDAG EN-SUITE FEL ANECS O'R BRIF ANNEDD / PARTIAL GARAGE CONVERSION TO FORM ADDITIONAL BEDROOM WITH EN-SUITE AS AN ANNEX FROM THE MAIN DWELLING

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

Development Plan Policies:

Revision	Date	Description of Decision
0	17/09/2025	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.

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): PP-14053125v1, CF/PD/07, CF/PD/04, CF/PD/05

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3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on BBNPA Green Infrastructure Form 29th May 2025, have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

4. The premises shall only be used for purposes ancillary to the use of GRAIG FARM, PEN Y LAN, RUABON, WREXHAM, LL14 6HR

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. The accommodation relies in an interdependency with the main dwelling in respect of curtilage and access that would make it unsuitable for use as a separate dwelling. It is therefore necessary to limit the use to one ancillary to the main dwelling in the interests of residential amenity considerations, in accordance with policy GDP1 of the Wrexham UDP.

David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wrecsam

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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