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 AHMED ALWEN

Reference P/2025/0423

Agent MR TERRY MORRIS
NORTH WALES
HANDYMAN
SERVICES, PLAN
PENYGLANNAU,
GELLILYDAN,
BLAENAU
FFESTINIOG,
GWYNEDD, LL41 4EY

Date Received 16/05/2025

Decision Date 18/09/2025

Town and Country Planning Act, 1990

Location of Application

3 BRYN Y FFYNNON, BRYMBO, WREXHAM, LL11 5EB

Description of Application

CODI YSTAFELL HAUL / ERECTION OF CONSERVATORY

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	18/09/2025	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

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Condition(s)

1. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): 1) Accompanying Application Form, 2) Proposed Elevations, 3) Proposed Floor Plan, 4) Accompanying Location Plan and 5) Accompanying Site Plan.

2. The development shall not be completed 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.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

2. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

David Fitzsimon

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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