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 & Mrs Brereton

Agent Mr Andrew Gamble
Calbourne, Church Lane, Guilden Sutton, Chester, United Kingdom, CH3 7EW

Reference P/2025/0596

Date Received 30/07/2025

Decision Date 19/09/2025

Town and Country Planning Act, 1990

Location of Application

4 CORNISH CLOSE, WREXHAM, LL13 7JE

Description of Application

CODI ESTYNIAD UNLLAWR YN Y CEFN YN LLE'R YSTAFELL HAUL BRESENNOL

REPLACEMENT OF EXISTING CONSERVATORY WITH SINGLE STOREY REAR/SIDE 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
PS2 - Broad Location of Development

Revision	Date	Description of Decision
0	19/09/2025	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

Applicant Mr & Mrs Brereton

Agent Mr Andrew Gamble
Calbourne, Church Lane, Guilden Sutton, Chester, United Kingdom, CH3 7EW

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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): B055/04

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on email dated 17/09/2025 have been implemented in full. The measures shall thereafter be 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 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.

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