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 Kevin Pilsbury

Reference P/2025/0541

Agent Mr Paul Whale
The Fort Offices,
Artillery Business Park,
Park Hall, Oswestry,
SY11 4AD

Date Received 10/07/2025

Decision Date 26/09/2025

Town and Country Planning Act, 1990

Location of Application

OAK LEA, CHAPEL LANE, CHIRK, WREXHAM, LL14 5NF

Description of Application

ESTYNIAD CEFN AC OCHR UN LLAWR, GYDA NEWIDIADAU I'R TO A CHODI PENTWR SIMNAI

SINGLE STOREY REAR AND SIDE EXTENSION, WITH ROOF ALTERATIONS AND ERECTION OF CHIMNEY STACK

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

Development Plan Policies:

EC 4 - Hedgerows, Trees and Woodland
EC6 - Biodiversity Conservation
GDP 1- Development Objectives
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS2 - Broad Location of Development
PS8 - Transport
T8 - Parking

Revision	Date	Description of Decision
0	26/09/2025	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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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): Location and site plan, proposed block plan, Green Infrastructure Statement dated 07 September 2025, existing and proposed rear elevation, proposed ground floor plan, proposed elevations 1210.402.04, proposed roof layout 1210/402.05 and proposed chimney plan 1210.402.06.

3. Within 12 months from the date of this permission, the measures to deliver net benefit for biodiversity (NBB) stated within the Green Infrastructure Statement dated 07 September 2025 would be 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.

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 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

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Ian Jones

Prif Swyddog Dros Dro Yr Economi a Chynllunio
Interim Chief Officer Economy and Planning

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council