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 Mrs Michelle Broadhead

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

Reference P/2025/0550

Date Received 16/07/2025

Decision Date 26/09/2025

Town and Country Planning Act, 1990

Location of Application

SEACOP, GLYON LANE, BRYMBO, WREXHAM, LL11 5LD

Description of Application

DYMCHWEL ADEILAD ALLANOL PRESENNOL A CHODI ADEILAD ALLANOL NEWYDD YN EI LE

DEMOLITION OF EXISTING OUTBUILDING AND ERECTION OF REPLACEMENT OUTBUILDING

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
T8 - Parking

Revision	Date	Description of Decision
0	26/09/2025	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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2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): Location Plan and Site Plan as Proposed SC/PD/02, Proposed Elevations SC/PD/06 and Proposed Floor Plan SC/PD/05.

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on Proposed Elevations SC/PD/06 have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

4. The building shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling house known as Seacop, Glyon Lane, Brymbo, Wrexham, LL11 5LD.

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 comply with the provisions of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Ian Jones

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

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