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 Iain Smith

Reference P/2025/0401

Agent Mr Dafydd Edwards
Blueprint Architectural
Services, Redwither
Tower, Redwither
Business Park,
Wrexham, United
Kingdom, LL13 9XT

Date Received 13/05/2025

Decision Date 06/10/2025

Town and Country Planning Act, 1990

Location of Application

MAPLE GRANGE, CROSS LANES, WREXHAM, LL13 0TA

Description of Application

CODI GWEITHDY A PERGOLA

ERECTION OF WORKSHOP AND PERGOLA

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

Development Plan Policies:

EC5 - Special Landscape Areas
GDP 1- Development Objectives
H10 - Replacement Dwellings in the Countryside
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS2 - Broad Location of Development
PS8 - Transport
CLF 6- Informal Recreation

Revision	Date	Description of Decision
0	06/10/2025	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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Blueprint Architectural Services, Redwither Tower, Redwither Business Park, Wrexham, United Kingdom, LL13 9XT

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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): 1) Proposed Alterations - S095/011 - Rev A - dated 07/25, 2) Accompanying Application Form, 3) Accompanying Site & Location Plan - S095/012 - dated April 2025 and 4) Accompanying Landscaping Plan - S095/009 - dated March 2022.

3. The workshop and pergola hereby permitted shall only be used for purposes ancillary to the use of Maple Grange, formerly Pindar Bungalow, Cross Lanes, Wrexham, LL13 0TA.

4. No beneficial use of the development hereby permitted shall take place until the measures to deliver net benefit for biodiversity (NBB) shown on the Proposed Alterations - S095/011 - Rev A - dated 07/25 Plan 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. In the interests of the character and appearance of the rural landscape and residential amenity of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

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 Iain Smith

Reference P/2025/0401

Agent Mr Dafydd Edwards
Blueprint Architectural Services, Redwither Tower, Redwither Business Park, Wrexham, United Kingdom, LL13 9XT

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

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