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 Taylor

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

Reference P/2025/0577

Date Received 24/07/2025

Decision Date 17/10/2025

Town and Country Planning Act, 1990

Location of Application

HOLLY LODGE, PENTRE BYCHAN ROAD, PENTRE BYCHAN, WREXHAM, LL14 4EP

Description of Application

ESTYNIAD UNLLAWR I OCHR YR EIDDO

SINGLE STOREY 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
PS 11 - Biodiversity
PS2 - Broad Location of Development
PS8 - Transport

Revision	Date	Description of Decision
0	17/10/2025	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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1. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): T094/003, T094/004

2. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on T094/003 have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

3. The external surfaces of the building(s) shall be constructed of the materials specified on T094/003

4. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.

Reason(s)

1. To comply with Section 71ZA(2) 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.

3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

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

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Agent Mr Dafydd Edwards
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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