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 Fraser Davies

Reference P/2025/0327

Agent Mr Geraint Edwards
36 Plas Tirion,
Johnstown, Wrexham,
United Kingdom, LL14
1UR

Date Received 03/04/2025

Decision Date 22/10/2025

Town and Country Planning Act, 1990

Location of Application

TALL TIMBERS, PISTYLL HILL, MARFORD, WREXHAM, LL12 8LE

Description of Application

ESTYNIADAU DEULAWR OCHR A BLAEN, ESTYNIAD CEFN UNLLAWR AC ESTYNIAD DORMER I'R CEFN

TWO STOREY SIDE AND FRONT EXTENSIONS, SINGLE STOREY REAR EXTENSION AND DORMER EXTENSION TO REAR

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
T8 - Parking

Revision	Date	Description of Decision
0	21/10/2025	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): A102 REV D, A300 REV C, A101 REV C, A001

3. The external surfaces of the building(s) shall be constructed of the materials specified on A102 REV D, A300 REV C, A101 REV C, A001

4. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on Green Infrastructure Statement 3 Apr 2025 have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

5. Within three months of commencement of development a scheme of boundary treatment shall be submitted for the written approval of the Council. The scheme as approved shall be implemented prior to the first occupation of the development hereby permitted and shall thereafter be retained.

Reason(s)

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

2. To comply with Section 71ZA(2) of the Town and Country Planning Act, 1990.

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

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 Fraser Davies

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Agent Mr Geraint Edwards
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1UR

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5. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1, PS11, EC4, EC5 and EC6 of the Wrexham Unitary Development Plan.

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