**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 Wayne Jones

**Reference** P/2025/0531

**Agent** Mr Theodore Speaks
1 Beaconsfield
Terrace, Morda,
Oswestry, United
Kingdom, SY10 9PE

**Date Received** 04/07/2025

**Decision Date** 27/10/2025

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## Town and Country Planning Act, 1990

### Location of Application

5 BRYN SIRIOL, COEDPOETH, WREXHAM, LL11 3PZ

### Description of Application

ESTYNIAD CEFN UN LLAWR A DECIN UCHEL YN Y CEFN / SINGLE STOREY REAR EXTENSION AND RAISED DECKING AREA TO REAR

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

### Development Plan Policies:

GDP1 – Development Objectives
PS1 - Broad Location of Development
PS2 - Broad Location of Development
T8 - Parking

| Revision | Date | Description of Decision |
|---|---|---|
| 0 | 27/10/2025 | 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.

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): 373/BSC/PL/003 REV B, 373/BSC/PL/002 REV A, 373/BSC/PL/001 REV A, 373/BSC/PL/004 REV B,

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3. The external surfaces of the building(s) shall be constructed of the materials specified on 373/BSC/PL/003 REV B, 373/BSC/PL/002 REV A, 373/BSC/PL/001 REV A, 373/BSC/PL/004 REV B,

4. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on Green Infrastructure Statement 4th July 2025 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 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.

**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