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 Ms Sarah Dutton-Hughes

Agent Miss Lauren Jakeman
8 Pearl Lane, Vicars Cross, Chester, Chester, United Kingdom, CH3 5NX

Reference P/2025/0377

Date Received 29/04/2025

Decision Date 23/06/2025

Town and Country Planning Act, 1990

Location of Application

19 RICHMOND ROAD, WREXHAM, LL12 8AA

Description of Application

ESTYNIAD UNLLAWR I GEFN YR EIDDO, ESTYNIAD LLAWR CYNTAF I OCHR YR EIDDO, ESTYNIAD LLAWR CYNTAF I GEFN YR EIDDO A ESTYNIAD UNLLAWR AR FLAEN YR EIDDO

SINGLE STOREY REAR EXTENSION, FIRST FLOOR SIDE EXTENSION, FIRST FLOOR REAR EXTENSION AND SINGLE STORY FRONT EXTENSION

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

National Policies and Technical Advice Notes (TAN):
TAN 12 : Design

Development Plan:
PS1 Broad Location of Development (Settlement Limits)
PS2 Broad Location of Development (Not materially affect countryside, landscape, townscape, open space, natural environment)
PS8 Transport
PS11 Biodiversity
GDP1 Development Objectives (General Development Principles)

Revision	Date	Description of Decision
0	23/06/2025	Planning permission issued
1	28/10/2025	Non-material amendment to amend floor plans and elevations (ref: P/2025/0756)

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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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): Location Plan EX01, Proposed Site and Floor Plans PL01 and Proposed Elevations PL02.

Non-Material Amendment – P/2025/0756 – 28/10/2025
Approved Plans:

- **PL02 - Proposed Elevations (REV A)**
- **PL01 - Proposed Site and Floor Plans (REV A)**

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on Proposed Elevations PL02 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. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

Note(s) to applicant

The permission hereby granted does not authorise encroachment upon, or interference with, the adjoining property.

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You are advised that building work which involves work on an existing wall shared with another property, building on the boundary with a neighbouring property or excavating near a neighbouring building may require the separate consent of the neighbour under the provisions of the Party Wall Act. If you require further information or advice please contact the Building Control Section on 01978 298884.

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David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wrecsam
Chief Officer Economy and Planning, Wrexham County Borough Council

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