**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 Ian Southwell

**Agent** Mrs PET TWIGG
HOLMCROFT,
TOWNFIELD LANE,
TARVIN, United
Kingdom, CH3 8EG

**Reference** P/2025/0428

**Date Received** 21/05/2025

**Decision Date** 28/10/2025

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## Town and Country Planning Act, 1990

### Location of Application

SPRINGFIELD, BUCK ROAD, COMMONWOOD, HOLT, WREXHAM, LL13 9TF

### Description of Application

ALTERATIONS TO GARAGE (APPROVED UNDER P/2024/1659) AND CONVERSION TO GRANNY ANNEX/ANCILLARY RESIDENTIAL ACCOMMODATION / NEWIDIADAU I'R GAREJ (A GYMERADWYWYD DAN P/2024/1659) A'I THROSI YN RHANDY MAM-GU/LLETY PRESWYL ATEGOL

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
T8 - Parking

| Revision | Date | Description of Decision |
|---|---|---|
| 0 | 28/10/2025 | 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.

**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**

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**Applicant** Mr Ian Southwell

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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): 333/SBR/PL/005 REV H, 333/SBR/PL/003 REV A, PP-14035970v1

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on Green Infrastructure Statement dated 21st May 2025, have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

4. The premises shall only be used for purposes ancillary to the use of SPRINGFIELD, BUCK ROAD, COMMONWOOD, HOLT, WREXHAM, LL13 9TF

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

4. The accommodation relies in an interdependency with the main dwelling in respect of curtilage and access that would make it unsuitable for use as a separate dwelling. It is therefore necessary to limit the use to one ancillary to the main dwelling in the interests of residential amenity considerations, in accordance with policy GDP1 of the Wrexham UDP.

**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 Ian Southwell

**Agent** Mrs PET TWIGG
HOLMCROFT,
TOWNFIELD LANE,
TARVIN, United
Kingdom, CH3 8EG

**Reference** P/2025/0428

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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