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 Dale Pritchard

Reference P/2025/0711

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

Date Received 12/09/2025

Decision Date 31/10/2025

Town and Country Planning Act, 1990

Section 73

Location of Application

CIL TYWODFAEN, FFORDD GWENLLIAN, LLAY, WREXHAM, LL12 0UW

Description of Application

AMRYWIO AMOD 1 CANIATÂD CYNLLUNIO P/2022/0449 I DIWYGIO CYNLLUN - DIWYGIO'R TO / VARIATION OF CONDITION 1 OF PLANNING PERMISSION P/2022/0449 TO AMEND PLAN - ROOF AMENDMENT

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

Revision	Date	Description of Decision
0	31/10/2025	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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 Dale Pritchard

Reference P/2025/0711

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

Date Received 12/09/2025

Decision Date 31/10/2025

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): 1) Proposed Alterations - Floor Plan & Roof Plan - dated August 2022 - P138/005 - Rev E (Roof Alterations), 2) Proposed Alterations - Sections & Elevations - dated August 2022 - P138/005 - Rev E (Roof Alterations), 3) Accompanying Application Form and 4) Site Plan & Location Plan - dated February 2022 - P138/004.

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.

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