**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** K Cathrall

**Agent** Peter Miller
23 Fir Tree Avenue,
Chester, United
Kingdom, CH4 7QY

**Reference** P/2025/0503

**Date Received** 25/06/2025

**Decision Date** 11/09/2025

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## Town and Country Planning Act, 1990

**Location of Application**

GARTH STEWART, ERBISTOCK, WREXHAM, LL13 0DH

**Description of Application**

CODI ESTYNIAD I GAREJ A ESTYNIAD UNLLAWR I OCHR YR EIDDO

EXTENSION TO GARAGE AND SINGLE STOREY SIDE EXTENSION

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

**Development Plan Policies:**

EC 4 - Hedgerows, Trees and Woodland
EC5 - Special Landscape Areas
EC6 - Biodiversity Conservation
GDP 1- Development Objectives
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS2 - Broad Location of Development
PS8 - Transport

| Revision | Date | Description of Decision |
|---|---|---|
| 0 | 11/09/2025 | Planning permission issued |
| 1 | 31/10/2025 | Non-material amendment to amend external materials (ref: P/2025/0830) |

**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**

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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): Proposed Site Plan GSE2 006a, Proposed Ground Floor Plan GSE2 004, Proposed First Floor Plan GSE2 005, Proposed Elevations A&C GSE2 006, Proposed Elevations B&D GSE2 007a and Net Biodiversity Benefit (NBB) and Green Infrastructure Statement.

   **Non-Material Amendment – P/2025/0830 – 31/10/2025**
   **Approved Plans:**
   - **GSE2 007b - Proposed Elevations B & D**
   - **GSE2 006a - Proposed Elevations A & C**

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on Proposed Site Plan GSE2 006a, Proposed Elevations B&D GSE2 007a and within the Net Biodiversity Benefit (NBB) and Green Infrastructure Statement 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.

**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** K Cathrall

**Agent** Peter Miller
23 Fir Tree Avenue,
Chester, United
Kingdom, CH4 7QY

**Reference** P/2025/0503

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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