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 Andy Emmott

Agent Andy Emmott
3 Piccadilly Place,
Wrexham Industrial Estate,, Isycoed,,
Manchester, United Kingdom, M1 3BN

Reference P/2025/0745

Date Received 26/09/2025

Decision Date 04/11/2025

TOWN AND COUNTRY PLANNING ACT, 1990

Location of Application

LAND OFF, NEWBRIDGE ROAD, NEWBRIDGE, WREXHAM, LL14 5AW

Description of Application

RHYDDHAU AMOD (TIRLUNIO) CANIATÂD CYNLLUNIO P/2024/0332

DISCHARGE OF CONDITION 4 (LANDSCAPING) OF PLANNING PERMISSION P/2024/0332

DECISION

The following details are **Approved**:

- 100114754-MMD-XX-XX-D-G-0002 Rev P05
- 100114754-MMD-XX-XX-D-G-0001 Rev P05
- 5219364-ATK-L-XX-XX-DR-000001 Rev P05
- 5219364 - ATK - HGN - XX DR - CH - 000002 Rev P01.6
- B5605 GELLI WOOD LANDSLIDE LANDSCAPE MAINTENANCE AND MANAGEMENT PLAN, AtkinsRealis, Document Number: 5219364-ATK-L-XX-XX-RP-000001 Rev Number: P02 Date: 24/07/25

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