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 Claire Samuel

Agent Mr Nick Wheeler
11a Lower Bridge
Street, Chester, United
Kingdom, CH1 1RS

Reference P/2025/0724

Date Received 17/09/2025

Decision Date 10/11/2025

Town and Country Planning Act, 1990

Location of Application

BLELOCKS BARN, DARLAND LANE, ROSSETT, WREXHAM, LL12 0BA

Description of Application

ESTYNIAD UNLLAWR I GEFN YR EIDDO

SINGLE STOREY REAR EXTENSION

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
PS8 - Transport

Revision	Date	Description of Decision
0	10/11/2025	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

Applicant Claire Samuel

Agent Mr Nick Wheeler
11a Lower Bridge Street, Chester, United Kingdom, CH1 1RS

Reference P/2025/0724

Date Received 17/09/2025

Decision Date 10/11/2025

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 Elevations - ISA 541 P201 - Revision B, 2) Proposed Ground Floor Plan ISA 541 P200 - Revision C, Location & Block Plan - ISA 541 E00 - Revision A and 4) Accompanying Application Form.

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on Proposed Elevations - ISA 541 P201 - Revision B & Proposed Ground Floor Plan ISA 541 P200 - Revision C 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 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.

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