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 Simon Edwards

Agent Mr Geraint Edwards
36 Plas Tirion,
Johnstown, Wrexham,
United Kingdom, LL14
1UR

Reference P/2025/0517

Date Received 01/07/2025

Decision Date 19/11/2025

Town and Country Planning Act, 1990

Location of Application

SUNNYBANK, EYTON, WREXHAM, LL13 0YD

Description of Application

NEWID DEFNYDD TIR I GEFN YR EIDDO YN GWRTIL PRESWYL AC ESTYNIADAU CEFN, OCHR A BLAEN UNLLAWR

CHANGE OF USE OF LAND TO REAR OF PROPERTY TO RESIDENTIAL CURTILAGE AND SINGLE STOREY REAR, SIDE AND FRONT EXTENSIONS

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	19/11/2025	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.

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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): A300 REV B, A101 REV B, A001 REV C, A102 REV B.

3. The external surfaces of the building(s) shall be constructed of the materials specified on A300 REV B, A101 REV B, A001 REV C, A102 REV B.

4. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on Green Infrastructure Statement 1st July 2025 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 a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

4. 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

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Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council