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 Adrian Richards

Reference P/2025/0366

Agent Mrs Anne Netherwood
11 Cottage Fields, St Martins, Oswestry, United Kingdom, SY11 3EJ

Date Received 25/04/2025

Decision Date 19/11/2025

Town and Country Planning Act, 1990

Location of Application

CHAIN BANK, CASTLE ROAD, CHIRK, WREXHAM, LL14 5BS

Description of Application

CODI TŶ HAF MEWN ARDAL GADWRAETH A SAFLE TREFTADAETH Y BYD

ERECTION OF SUMMER HOUSE IN CONSERVATION AREA AND WORLD HERITAGE SITE

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

Development Plan Policies:

EC 4 - Hedgerows, Trees and Woodland
EC7 - Conservation Areas
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): 24-03 109 REV C, A101 REV C, A301 REV B, A302 REV B, A001

3. The external surfaces of the building(s) shall be constructed of the materials specified on 24-03 109 REV C, A101 REV C, A301 REV B, A302 REV B, A001

4. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on 24-03 109 REV C, A101 REV C, A301 REV B, A302 REV B, A001 have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

5. Prior to the commencement of the development hereby permitted, schedule of all external materials, finishes and their colours which are to be used in the construction of the development shall have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

6. Within three months of commencement of the development hereby permitted, a scheme of landscaping shall be submitted for the written approval of the Local Planning Authority.

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.

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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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.

5. 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.

6. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1, PS11, EC4, EC5 and EC6 of the Wrexham Unitary Development Plan.

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