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 Greg Ellis

Agent Mr Jack Felgate
3 Oakmere Drive,
Chester, United
Kingdom, CH3 5SD

Reference P/2025/0811

Date Received 21/10/2025

Decision Date 03/12/2025

Town and Country Planning Act, 1990

Location of Application

38 PARK AVENUE, WREXHAM, LL12 7AH

Description of Application

CODI YSTAFELL YN YR ARDD / ERECTION OF GARDEN ROOM

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

Development Plan Policies:

EC6 - Biodiversity Conservation
GDP 1- Development Objectives
T8 - Parking
PS 11 - Biodiversity

Revision	Date	Description of Decision
0	03/12/2025	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):
Proposed Floor Plan: E09.1.001 1 - 2
Proposed Elevations E09.1.001 2 - 2
Proposed Site Plan: E09.1.002 1 - 2
Proposed Location Plan: E09.1.002 2 - 2

3. The external surfaces of the building(s) shall be constructed of the materials specified on Proposed Elevations E09.1.001 2 - 2

4. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on the Net Biodiversity Benefit and Green Infrastructure Statement received on the 21/10/2025 have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

5. The premises shall only be used for purposes ancillary to the use of the dwellinghouse 38 Park Avenue.

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.

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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5. To ensure the that the development is occupied as ancillary to the dwelling and in the interests of residential amenity in accordance with Policy GDP1 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