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 Harvey Jackson

Reference P/2025/0611

Agent Mr Jake Boardman
Base Architects, 29
Grosvenor St, Chester,
United Kingdom, CH1
2DD

Date Received 05/08/2025

Decision Date 01/12/2025

Town and Country Planning Act, 1990

Location of Application

THE STABLES, BURTON, ROSSETT, WREXHAM, LL12 0HU

Description of Application

ESTYNIAD DAU LAWR AR YR OCHR AC ESTYNIAD UN LLAWR YN Y CEFN, ADEILADU PORTSH BLAEN, NEWID Y GAREJ BRESENNOL YN YSTAFELL HAMDDEN GYDA CHORIDOR CYSWLLT, AC ADEILADU GAREJ 3 BAE AR WAHÂN

TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSIONS, ERECTION OF FRONT PORCH, CONVERSION OF EXISTING GARAGE TO LEISURE ROOM WITH LINK CORRIDOR AND ERECTION OF DETACHED 3 BAY GARAGE

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

Development Plan Policies:

EC5 - Special Landscape Areas
GDP 1- Development Objectives
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS2 - Broad Location of Development
EC 1 - Green Barriers

Revision	Date	Description of Decision
0	01/12/2025	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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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1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.

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 - BA4582 - PL102 - Rev A, 2) Location Plan - BA4582 - PL000 - Rev A, 3) Proposed Garage - BA4582 - PL103 - Rev A, 4) Proposed Block Plan - BA4582 - PL103 - Rev A, 5) Proposed Floor Plan - BA4582 - PL101 - Rev A and 6) 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 Block Plan - BA4582 - PL103 - Rev A and the Accompanying Green Infrastructure Statement have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

4. The premises shall only be used for purposes ancillary to the use of THE STABLES, BURTON, ROSSETT, WREXHAM, LL12 0HU.

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.

4. To protect the amenities of the occupiers of nearby properties in accordance with Policy GPD1 of the Wrexham Unitary Development Plan.

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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Note(s) to applicant

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

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