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 & Mrs Adams

Reference P/2025/0804

Agent Mr Darren Brittles
57 Southwold Crescent, Great Sankey, Warrington, United Kingdom, WA5 3SG

Date Received 17/10/2025

Decision Date 11/12/2025

Town and Country Planning Act, 1990

Location of Application

RIVER STONE COTTAGE, HIGH STREET, BANGOR ON DEE, WREXHAM, LL13 0AU

Description of Application

ESTYNIAD UNLLAWR I OCHR YR EIDDO

SINGLE STOREY SIDE EXTENSION

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

Development Plan Policies:

EC7 - Conservation Areas
GDP 1- Development Objectives
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS2 - Broad Location of Development

Revision	Date	Description of Decision
0	11/12/2025	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.

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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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 - dated Aug 2025 - 25-745-006B, 2) Existing & Proposed Site Plans - dated Aug 2025 - 25-745-002A, 3) Proposed Floorplans - dated Aug 2025 - 25-745-005A, 4) Accompanying Location Plan - dated Aug 2025 - 25-745-001 and 5) Accompanying Application Form.

3. Prior to their installation on the building, drawings to scale 1:5 and 1:20 fully detailing all new or replacement windows and doors shall be submitted to and approved in writing by the Local Planning Authority. The details shall fully describe the proposed materials, decorative/protective finishes, method of opening and glazing type and include cross sections for glazing bars, sills, heads etc. The works shall only be carried out in strict accordance with such details as are approved.

4. Prior to the installation on the building, details of all external materials, covering and finishes to be used within the development shall be submitted to and approved in writing by the Local Planning Authority. The works shall only be carried out in strict accordance with such details as are approved.

5. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on the Existing & Proposed Site Plans - dated Aug 2025 - 25-745-002A and the accompanying design and access statement - dated October 2025 - 25-745-007 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.

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 Mr & Mrs Adams

Reference P/2025/0804

Agent Mr Darren Brittles
57 Southwold Crescent, Great Sankey, Warrington, United Kingdom, WA5 3SG

Date Received 17/10/2025

Decision Date 11/12/2025

2. To comply with Section 71ZA(2) of the Town and Country Planning Act, 1990.

3. To ensure the works reflect the character and appearance of the building and the surrounding Conservation Area setting in accordance with policies GDP1 and EC7 of the Wrexham Unitary Development Plan.

4. To ensure the works reflect the character and appearance of the building and the surrounding conservation area setting in accordance with Policy GDP1 and EC7 of the Wrexham Unitary Development Plan.

5. 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