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 Mrs Katherine France

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

Reference P/2025/0730

Date Received 22/09/2025

Decision Date 11/12/2025

Town and Country Planning Act, 1990

Location of Application

ROSELYN, EYTON, WREXHAM, LL13 0YD

Description of Application

TROSI'R GAREJ I GREU RHANDY

CONVERSION OF GARAGE TO CREATE ANNEXE

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

Development Plan Policies:

EC14 - Protection of Controlled Waters
EC6 - Biodiversity Conservation
PS1 - Broad Location of Development
PS 11 - Biodiversity
GDP 1- Development Objectives
PS2 - Broad Location of Development
PS 3 - Broad Location of Development
PS4 - Broad Location of Development
T8 - Parking
H5 - Housing in the Countryside

Revision	Date	Description of Decision
0	11/12/2025	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 shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): Proposed Floor Plans and Elevations - Drawing No: A102 Green Infrastructure Statement, Arkify 22nd September 2025

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification), no further development shall take place on any part of the application site under Classes A, B, C, D and E of Schedule 2 Part 1, other than the development hereby granted permission.

3. The building shall only be occupied by members of the same family as residing in the dwelling known as Roselyn, Eyton, Wrexham, LL13 0YD, and shall be used only for purposes ancillary to this residential use.

4. Within 60 days of the date of this decision, measures to deliver net benefit for biodiversity (NBB) shall be submitted to and approved in writing by the Local Planning Authority. The measures as may be approved shall be implemented in full also within 60 days of the date of this decision and thereafter be maintained for the lifetime of the development.

Reason(s)

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

2. Due to the location of the application site outside settlement limits, it is considered important to ensure that no additional development as described in the condition is carried out without the permission of the Local Planning Authority in accordance with Policy GDP1 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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Agent Mr Geraint Edwards
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3. In order to ensure that the development does not have adverse effects on the River Dee and Bala SAC through any resulting increase in phosphates that are likely to arise from the use of the development by additional people other than those connected to the main dwelling, and to safeguard against the creation of a separate dwelling in accordance with Policies PS1, H5, GDP1, EC6 and EC14 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

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