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 Brian Parcesepe

Reference P/2025/0119

Agent Mr Ian Stockdale
7 Pendragon Court,
Wrexham, United
Kingdom, LL13 7GY

Date Received 10/02/2025

Decision Date 12/12/2025

Town and Country Planning Act, 1990

Location of Application

RACKERY HALL, RACKERY LANE, LLAY, WREXHAM, LL12 0PB

Description of Application

ADEILADU GAREJ/RHANDY

ERECTION OF DETACHED GARAGE/ANNEXE

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

Development Plan Policies:

GDP 1- Development Objectives
PS1 - Broad Location of Development
T8 - Parking

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

Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): 928/sk04 rev a, 928/sk02 rev a, 928/sk03 rev a, 928/sk05 rev a, 928/sk06 rev a, 928/sk07 rev a, 928/sk08 rev a,

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2. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on 928/sk04 rev a, 928/sk02 rev a, 928/sk03 rev a, 928/sk05 rev a, 928/sk06 rev a, 928/sk07 rev a, 928/sk08 rev a, have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

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

5. The premises shall only be used for purposes ancillary to the use of RACKERY HALL, RACKERY LANE, LLAY, WREXHAM, LL12 0PB and the ground floor will be used for domestic storage and vehicle parking only.

Reason(s)

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

2. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

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 comply with Section 91(3) of the Town and Country Planning Act, 1990.

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5. The accommodation relies in an interdependency with the main dwelling in respect of curtilage and access that would make it unsuitable for use as a separate dwelling. It is therefore necessary to limit the use to one ancillary to the main dwelling in the interests of residential amenity considerations, in accordance with policy GDP1 of the Wrexham UDP.

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