

In pursuance of its powers under the Acts and 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 JENNY MCCARTHY

Reference P/2024/0341

Agent MR DAFYDD EDWARDS
BLUEPRINT ARCHITECTURAL
SERVICES,
OFFICE 34K,
REDWITHER TOWER,
WREXHAM
LL12 9XT

Date Received 08/05/2024

Decision Date 15/12/2025

Town and Country Planning Act, 1990

Location of Application

BRIDGE HOUSE LLANGOLLEN ROAD ACREFAIR WREXHAM LL14 3SG

Description of Application

ESTYNIAD UNLLAWR YN Y CEFN GYDA GARDD AR Y TO

SINGLE STOREY REAR EXTENSION WITH ROOF GARDEN ABOVE

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
PS 11 - Biodiversity
PS2 - Broad Location of Development
T8 - Parking

Revision	Date	Description of Decision
0	15/12/2025	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.

Applicant JENNY MCCARTHY

Reference P/2024/0341

Agent MR DAFYDD EDWARDS
BLUEPRINT ARCHITECTURAL
SERVICES,
OFFICE 34K,
REDWITHER TOWER,
WREXHAM
LL12 9XT

Date Received 08/05/2024

Decision Date 15/12/2025

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): Site & Location Plan MI30/004 Rev A and Proposed Floor Plans and Elevations MI30/003 Rev C.
3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on Site & Location Plan MI30/004 Rev A 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.
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.

Note(s) to applicant

The permission hereby granted does not authorise encroachment upon, or interference with, the adjoining property.

You are advised that building work which involves work on an existing wall shared with another property, building on the boundary with a neighbouring property or excavating near a neighbouring building may require the separate consent of the neighbour under the provisions of the Party Wall Act. If you require further information or advice please contact the Building Control Section on 01978 298884.

In pursuance of its powers under the Acts and 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 JENNY MCCARTHY

Reference P/2024/0341

Agent MR DAFYDD EDWARDS
BLUEPRINT ARCHITECTURAL
SERVICES,
OFFICE 34K,
REDWITHER TOWER,
WREXHAM
LL12 9XT

Date Received 08/05/2024

Decision Date 15/12/2025

The proposed development lies within an area that has been defined by the Coal Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place. Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at:

www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

A handwritten signature in black ink, appearing to read 'Ian Jones'.

Ian Jones

Prif Swyddog Dros Dro Yr Economi a Chynllunio
Interim Chief Officer Economy and Planning

In pursuance of its powers under the Acts and 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 JENNY MCCARTHY

Reference P/2024/0341

Agent MR DAFYDD EDWARDS
BLUEPRINT ARCHITECTURAL
SERVICES,
OFFICE 34K,
REDWITHER TOWER,
WREXHAM
LL12 9XT

Date Received 08/05/2024

Decision Date 15/12/2025

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

[Planning and building control | Wrexham County Borough Council](#)