**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 Jack Jones

**Reference** P/2025/0864

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

**Date Received** 12/11/2025

**Decision Date** 19/12/2025

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## Town and Country Planning Act, 1990

### Location of Application

3 HOLYROOD CRESCENT, RHOSDDU, WREXHAM, LL11 2EN

### Description of Application

CODI GAREJ NEWYDD / ERECTION OF REPLACEMENT GARAGE

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

### Development Plan Policies:

EC6 - Biodiversity Conservation
GDP 1- Development Objectives
PS 11 - Biodiversity
T8 - Parking

| Revision | Date | Description of Decision |
|---|---|---|
| 0 | 19/12/2025 | 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.

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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):
Location Plan - A001
Existing Site Plan - A002
Block Plan - A101
Proposed Garage Plans and Elevations - A103

3. The external surfaces of the building(s) shall be constructed of the materials specified on Proposed Garage Plans and Elevations - A103

4. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on Green Infrastructure Statement dated 01/11/2025 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 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 ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

**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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**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