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 M THOMAS

Reference P/2025/0861

Agent Mrs Bonita Ratcliffe
National Administration
Centre, PO Box 65,
Norwich, NR6 6EJ

Date Received 11/11/2025

Decision Date 22/12/2025

Town and Country Planning Act, 1990

Location of Application

21 GREEN PARK, WREXHAM, LL13 7YE

Description of Application

ESTYNIAD OCHR A CHEFN UN LLAWR GAN GYNNWYS CANOPI GYDA THO GWYDR

SINGLE STOREY SIDE AND REAR EXTENSION INCLUDING CANOPY WITH GLASS ROOF

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	22/12/2025	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
Existing floor and roof plans
Existing Elevations
Proposed Floor and Roof Plans
Proposed Elevations

3. The external surfaces of the building(s) shall be constructed of the materials specified on the approved Proposed Elevations plan.

4. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on Net Biodiversity Measures document received on 16/12/2025 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