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 R McHugh

Agent Mr Sean Caddick
13 Belvidere Walk,
Shrewsbury, United
Kingdom, SY2 5LT

Reference P/2025/0502

Date Received 25/06/2025

Decision Date 20/08/2025

Town and Country Planning Act, 1990

Location of Application

4 FFORDD GLYN, WREXHAM, LL13 7QN

Description of Application

CODI ESTYNIAD I GAREJ / EXTENSION TO GARAGE

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
PS8 - Transport
T8 - Parking

Revision	Date	Description of Decision
0	20/08/2025	Planning permission issued
1	05/01/2026	Non-material amendment to amend floor plans and replace garage door with bay window (ref: P/2025/0938)

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 25/2017/10, Proposed Block Plan 25/2017/12 Rev B and Proposed Floor Plans and Elevations 25/2017/14 Rev A.

   Non-Material Amendment – P/2025/0938 – 05/01/2026
   Approved Plans: Proposed Floor Plans and Elevations 25/2017/14 Rev B

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on Proposed Block Plan 25/2017/12 Rev B and within the Net Biodiversity Benefit and Green Infrastructure Statements 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 91(3) 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.

David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wrecsam
Chief Officer Economy and Planning, Wrexham County Borough Council

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