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 Miss Amanda Hall

Reference P/2025/0869

Agent Mr Robert John Cartwright
Sunnyside,,
Hollinwood, Whixall,
Whitchurch, United Kingdom, SY132NL

Date Received 13/11/2025

Decision Date 15/01/2026

Town and Country Planning Act, 1990

Location of Application

ROSEMARY BARN, BETTISFIELD, WHITCHURCH, SY13 2LB

Description of Application

CODI YSTAFELL WYDR/YSTAFELL DDYDD NEWYDD

ERECTION OF REPLACEMENT CONSERVATORY/DAY ROOM

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	15/01/2026	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): Location Plan AH LP 1, Block Plan AH BP 1, Plans and Elevations PH A1 2025/1, Photographs of finished building P4 AH 2025 and within the Application Form.

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 Miss Amanda Hall

Reference P/2025/0869

Agent Mr Robert John Cartwright
Sunnyside,,
Hollinwood, Whixall,
Whitchurch, United
Kingdom, SY132NL

Date Received 13/11/2025

Decision Date 15/01/2026

2. Within 6 months from the date of this permission, the measures to deliver net benefit for biodiversity (NBB) shown within the email dated 14/01/2026 must be implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any Order revoking and re-enacting that Order with or without modification), no further development shall take place under Classes A, B, C, D, E, F and H of Schedule 2 Part(s) 1 and Class A of Part 2, other than the development hereby granted permission.

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.

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