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 and Mrs Tim and Jackie Latham

Agent Mr Theodore Speaks
Dalton House, 35
Chester Street,
Wrexham, United
Kingdom, LL13 8AH

Reference P/2025/0827

Date Received 28/10/2025

Decision Date 22/01/2026

Town and Country Planning Act, 1990

Location of Application

BRONYDD, QUARRY ROAD, GLYN CEIRIOG, LLANGOLLEN, LL20 7DA

Description of Application

ESTYNIAD UNLLAWR I OCHR YR EIDDO

SINGLE STOREY SIDE EXTENSION

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

Development Plan Policies:

EC6 - Biodiversity Conservation
GDP 1- Development Objectives
T8 - Parking
EC5 - Special Landscape Areas

Revision	Date	Description of Decision
0	22/01/2026	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 - PP-14418820V3
SITE LOCATION PLAN - 379/BGC/PL/101-REV-A
BLOCK PLAN - 379/BGC/PL/102-REV-B
BLOCK PLAN (NET BIODIVERSITY BENEFIT) - 379/BGC/PL/103-REV-A
EXISTING FLOOR PLANS AND ELEVATIONS - 379/BGC/PL/001-REV-A
PROPOSED GROUND FLOOR PLAN - 379/BGC/PL/002-REV-B
PROPOSED ELEVATIONS - 379/BGC/PL/003-REV-A

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

4. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on BLOCK PLAN (NET BIODIVERSITY BENEFIT) - 379/BGC/PL/103-REV-A have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

5. The landscaping scheme shown on BLOCK PLAN (NET BIODIVERSITY BENEFIT) - 379/BGC/PL/103-REV-A shall be fully implemented in strict accordance prior to the first use of the development, with the exception of soft landscaping which shall be carried out in the first planting season (November to March) or seeding season (April to September) following the first use. Any trees, hedgerows or plants which, within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

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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.

5. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1, PS11, EC4, EC5 and EC6 of the Wrexham Unitary Development Plan.

Note(s) to applicant

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

Ian Jones

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

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