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 & Mrs Jones

Reference P/2025/0908

Agent Mr Ashton Beard
Acton Lee Farm, Acton Lee, Shrewsbury, United Kingdom, SY44DR

Date Received 27/11/2025

Decision Date 23/01/2026

Town and Country Planning Act, 1990

Location of Application

OLD FARM, BOWLING BANK, WREXHAM, LL13 9RT

Description of Application

ESTYNIADAU UNLLAWR A DEULAWR I GEFN YR EIDDO

SINGLE AND TWO STOREY REAR EXTENSIONS AND ERECTION OF PORCH

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

Development Plan Policies:

EC14 - Protection of Controlled Waters
GDP 1- Development Objectives
H5 - Housing in the Countryside
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS2 - Broad Location of Development
PS8 - Transport
T8 - Parking

Revision	Date	Description of Decision
0	23/01/2026	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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SY44DR

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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): Site Location Plan PL-001, Proposed Block Plan PL-005, Proposed Elevations and Floor Plans PL-006 Rev A, Proposed Baseline Habitat Plan 1002 Rev A, Proposed Renders PL-007, Planning Statement dated November 2025, Woodsyde Developments Ltd letter dated 27th October 2025 and Green Infrastructure Statement.

3. Within 12 months from the date of this permission, the measures to deliver net benefit for biodiversity (NBB) shown on Proposed Baseline Habitat Plan 1002 Rev A and within the Green Infrastructure Statement must be 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 the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

Note(s) to applicant

Warning: It is an offence to deliberately capture, kill or disturb EPS or to recklessly damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine.

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Applicant Mr & Mrs Jones

Agent Mr Ashton Beard
Acton Lee Farm, Acton Lee, Shrewsbury, United Kingdom, SY44DR

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A precautionary approach should be undertaken during works which should include an initial assessment of the building prior to the commencement of works for evidence of bats or birds. Should evidence be found, no works should be undertaken until an appropriate Preliminary Ecological Assessment is undertaken.

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