**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** Mrs Caroline Gibson

**Agent** Mr Geraint Edwards
36 Plas Tirion,
Johnstown, Wrexham,
United Kingdom, LL14
1UR

**Reference** P/2025/0839

**Date Received** 03/11/2025

**Decision Date** 27/01/2026

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## Town and Country Planning Act, 1990

### Location of Application

31 BOX LANE, WREXHAM, LL12 8BY

### Description of Application

CODI ESTYNIAD DOLEN UNLLAWR I'R OCHR/CEFN A THŶ HAF/SIED SENGL

ERECTION OF SINGLE STOREY SIDE/REAR LINK EXTENSION AND DETACHED SUMMER HOUSE/SHED

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

| Revision | Date | Description of Decision |
|---|---|---|
| 0 | 27/01/2026 | 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): 1) Proposed Elevations - dated 10/06/25 - Project 25-23 - Drawing number A300 - Rev B, 2) Proposed Floorplan - dated 10/04/25 - Project 25-23 - Drawing number A102 - Rev B, 3) Accompanying Application Form, 4) Summerhouse Plan & Elevations - dated 19/06/25 - Project 25-23 - Drawing number A103, 5) Proposed Site Plan - dated 10/06/25 - Project 25-23 - Drawing number A101 - Rev A and 6) Location Plan - dated 10/06/25 - Project 25-23 - Drawing number A101 - 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 approved shall only be used for domestic purposes ancillary to the use of 31 BOX LANE, WREXHAM, LL12 8BY.

5. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on Proposed Elevations - dated 10/06/25 - Project 25-23 - Drawing number A300 - Rev B and the Accompanying Green Infrastructure Statement 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.

**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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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. In the interests of the residential amenity of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

5. 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**

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

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