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 Bethan Jones

Reference P/2025/0807

Decision Date 28/01/2026

Town and Country Planning Act, 1990

Location of Application

17 FFORDD ELFED, WREXHAM, LL12 7LU

Description of Application

NEWID TO GWASTAD I DO AR OLEDDF YN Y CYNTEDD

REPLACEMENT OF FLAT ROOF WITH PITCHED ROOF TO PORCH

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

Development Plan Policies:

EC6 - Biodiversity Conservation
GDP 1- Development Objectives
PS1 - Broad Location of Development
PS 11 - Biodiversity
T8 - Parking

Revision	Date	Description of Decision
0	28/01/2026	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-DWG No. A001
LOCATION-PP-144118583v1
SITE PLAN EXISITNG-DWG No. A010
SITE PLAN PROPOSED-DWG No. A120
EXISTING FLOOR PLANS-DWG No. A011
PROPOSED FLOOR PLANS-DWG No. A121
EXISITNG ELEVATIONS PLAN-DWG No. A012
PROPOSED ELEVATIONS PLAN-DWG No. A122
PROPOSED ELEVATIONS PLAN-DWG No. A122-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 PROPOSED ELEVATIONS PLAN-DWG No. A122-Rev-A 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.

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.

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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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