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 Will Bishop

Reference P/2025/0738

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

Date Received 23/09/2025

Decision Date 29/01/2026

Town and Country Planning Act, 1990

Location of Application

LEGACY COTTAGE, BRONWYLFA ROAD, LEGACY, RHOSTYLLEN, WREXHAM, LL14 4HY

Description of Application

ESTYNIAD CEFN DEULAWR AC ADDASIADAU I'R TO PRESENNOL

TWO STOREY REAR EXTENSION AND ALTERATIONS TO EXISTING ROOF

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

Development Plan Policies:

EC 4 - Hedgerows, Trees and Woodland
EC6 - Biodiversity Conservation
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	29/01/2026	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 Site Plan - Project Ref - 23-18 - Drawing Number - A101 - Rev G, 2) Proposed Elevations - Project Ref - 23-18 - Drawing Number - A300 - Rev L, 3) Proposed Ground Floor and First Floor Plans - Project Ref - 23-18 - Drawing Number - A102 - Rev M, 4) Proposed Roof Plan - Project Ref - 23-18 - Drawing Number - A103 - Rev E, 5) Accompanying Location Plan - A001 and 6) Accompanying Application Form.

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. No development shall commence until a scheme of Reasonable Avoidance Measures (RAMs) for Great Crested Newts has been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the approved RAMs scheme.

5. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on Proposed Elevations - Project Ref - 23-18 - Drawing Number - A300 - Rev L, the accompanying Green Infrastructure Statement and the Site-Specific Protected Species Survey - dated the 27th January 2024 have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

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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6. No development shall take place until an Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in strict accordance with Method Statement as is approved. The Method Statement shall include the following: 1) A specification for tree protection fencing and ground protection measures that comply with British Standard 5837:2012;
2) A Tree Protection Plan showing the location of the trees to be removed and retained with their crown spreads, Root Protection Areas, Construction Exclusion Zones, and location of protective fencing and ground protection measures accurately plotted;
3) A full specification for any access, driveway, path, underground services or wall foundations within retained tree Root Protection Areas or Construction Exclusion Zone , including any related sections and method for avoiding damage to retained trees;
4) Details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires;
5) Details of the frequency of supervisory visits and procedures for notifying the findings of such visits to the Local Planning Authority;
6) Method for protecting retained trees during demolition works;
7) Details of all proposed tree works, including felling and pruning.

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

wrexham COUNTY BOROUGH COUNCIL CYNGOR BWRDEISTREF SIROL wrecsam

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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 order to protect wildlife interests in accordance with Policies GDP1, PS11, EC4, EC5 and EC6 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.

6. To preserve the health, safety and amenity value of the tree(s) 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

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