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 Katie Lloyd

Reference P/2025/0727

Agent Mr Aled Pennant
Suite B,, Anglesey Business Centre., Bryn Cefni, Llangefni., United Kingdom, LL77 7XA

Date Received 19/09/2025

Decision Date 05/02/2026

Town and Country Planning Act, 1990

Location of Application

4 SPRING COTTAGES, BRYMBO, WREXHAM, LL11 5DW

Description of Application

NEWID Y DEFNYDD O DIR O FOD YN AMAETHYDDOL I GREU ARDAL BARCIO A THROI O FLAEN YR EIDDO AC AILRADDIO'R ARDD GEFN

CHANGE OF USE OF LAND FROM AGRICULTURAL TO CREATE PARKING AND TURNING AREA TO FRONT AND REGRADING OF GARDEN TO REAR OF PROPERTY

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
T8 - Parking

Revision	Date	Description of Decision
0	05/02/2026	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): 39025W-0002 REV A, 39025W-0003 REV A,

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on email dated 4th February 2026 has been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

4. No land drainage run-off or surface water shall be permitted to discharge or connect to the public sewerage system, either directly or indirectly, and foul and surface water shall be drained separately from the site.

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.

4. To protect the integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

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

Applicant Katie Lloyd

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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