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 Adele McAllister

Reference P/2025/0851

Decision Date 11/03/2026

Town and Country Planning Act, 1990

Location of Application

CRAIGNANT WARRANT, SELATTYN, OSWESTRY, SY10 7NS

Description of Application

NEWID DEFNYDD ADEILAD O DDOSBARTH LLETY GWYLIAU YN ATODOL I'R PRIF ADEILAD

CHANGE OF USE OF BUILDING FROM HOLIDAY LET TO ANNEXE TO MAIN BUILDING

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

Revision	Date	Description of Decision
0	11/03/2026	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.

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 Adele McAllister

Reference P/2025/0851

Decision Date 11/03/2026

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): K014/007, K014/004,

3. The external surfaces of the building(s) shall be constructed of the materials specified on K014/004,

4. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on GIS/NBB Statement have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

5. The premises shall only be used for purposes ancillary to the use of CRAIGNANT WARRANT, SELATTYN, OSWESTRY, SY10 7NS

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

Applicant Adele McAllister

Reference P/2025/0851

Decision Date 11/03/2026

5. The accommodation relies in an interdependency with the main dwelling in respect of curtilage and access that would make it unsuitable for use as a separate dwelling. It is therefore necessary to limit the use to one ancillary to the main dwelling in the interests of residential amenity considerations, in accordance with policy GDP1 of the Wrexham UDP.

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