**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 Karen Driver

**Reference** P/2026/0027

**Agent** Mr Mike Blears
Nant Road,
Bwlchgwyn, Wrexham,
United Kingdom, LL11
5YN

**Date Received** 20/01/2026

**Decision Date** 13/03/2026

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## Town and Country Planning Act, 1990

### Location of Application

2 RIDLEY WOOD COURT, RIDLEY WOOD, WREXHAM, LL13 9UW

### Description of Application

GOSOD FFENESTRI NEWYDD YN Y GEGIN

INSTALLATION OF NEW WINDOWS TO KITCHEN

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 | 13/03/2026 | 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.

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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) Elevations as Proposed - 26-02-PL05 - Rev A - dated 11/03/2025, 2) Ground Floor Plan as Proposed - 26-02-PL04 - dated Dec 2025, 3) Accompanying Location Plan - 26-02-PL03 - dated Dec 2025 and 5) 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. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on the Accompanying Green Infrastructure Statement provided on the 9th March 2026 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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**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