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 Helen Haynes

Reference P/2026/0025

Agent Mr Spencer Cullis
25 Sunningdale Close,
Plas Bennion Road,
Penycae, Wrexham,
United Kingdom, LL13
9QU

Date Received 14/01/2026

Decision Date 27/03/2026

Town and Country Planning Act, 1990

Location of Application

WOODLANDS, 25 WOODLANDS ROAD, MARFORD, WREXHAM, LL12 8SP

Description of Application

ESTYNIAD UNLLAWR I GEFN YR EIDDO

SINGLE STOREY REAR EXTENSION

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

Development Plan Policies:

EC6 - Biodiversity Conservation
GDP 1- Development Objectives
PS 11 - Biodiversity
T8 - Parking

Revision	Date	Description of Decision
0	27/03/2026	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

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant Mrs Helen Haynes

Reference P/2026/0025

Agent Mr Spencer Cullis
25 Sunningdale Close,
Plas Bennion Road,
Penycae, Wrexham,
United Kingdom, LL13
9QU

Date Received 14/01/2026

Decision Date 27/03/2026

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
PD328/03 - Proposed Plan and Site Plan
PD328/04 - Proposed Elevations

3. The external surfaces of the building(s) shall be constructed of the materials specified on PD328/04 - Proposed Elevations

4. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on the Green Infrastructure Statement received on 14th January 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.

Ian Jones

Prif Swyddog Dros Dro Yr Economi a Chynllunio
Interim Chief Officer Economy and Planning

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 Mrs Helen Haynes

Agent Mr Spencer Cullis
25 Sunningdale Close,
Plas Bennion Road,
Penycae, Wrexham,
United Kingdom, LL13
9QU

Reference P/2026/0025

Date Received 14/01/2026

Decision Date 27/03/2026

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