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 Cara and Richard Spinks

Agent Mr Theodore Speaks
Dalton House, 35
Chester Street,
Wrexham, United
Kingdom, LL13 8AH

Reference P/2026/0058

Date Received 04/02/2026

Decision Date 30/03/2026

Town and Country Planning Act, 1990

Location of Application

MILL FARM HOUSE, BERSHAM, WREXHAM, LL14 4LL

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:

EC7 - Conservation Areas
EC9 - Listed Buildings of Special Architectural or Historic Interest
GDP 1- Development Objectives
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS2 - Broad Location of Development

Revision	Date	Description of Decision
0	30/03/2026	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) Proposed Elevations 1 of 2 - dated September 2025 - 378/MFB/PL/005 - Rev A, 2) Accompanying Application Form, 3) Proposed Elevations 2 of 2 - dated September 2025 - 378/MFB/PL/006 - Rev A, 4) Accompanying Block Plan - 378/MFB/PL/002 - Rev D and Accompanying Site Location Plan - dated September 2025 - 378/MFB/PL/001 - Rev A and 5) Proposed Ground Floor Plan - dated September 2025 - 378/MFB/PL/003 - Rev B.

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on 1) Proposed Elevations 1 of 2 - dated September 2025 - 378/MFB/PL/005 - Rev A, 2) Accompanying Net Biodiversity Benefit Statement and 3) Proposed Elevations 2 of 2 - dated September 2025 - 378/MFB/PL/006 - Rev A have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

4. 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.

5. No works shall commence until an appropriate Level 2 photographic record is carried out, in order to secure a thorough visual record of the building as it is. Details of what a level 2 photographic record entails can be found in section 5 (p.26) of Historic England’s Understanding Historic Buildings: A Guide to Good Recording Practice (2016). Digital copies of the resulting survey photographs should then be deposited with the National Monuments Record of Wales in Aberystwyth. Photographs are to be in TIFF format and 300dpi.

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. Prior to their installation on the building, drawings to scale 1:5 and 1:20 fully detailing all new or replacement windows, rooflights and doors shall be submitted to and approved in writing by the Local Planning Authority. The details shall fully describe the proposed materials, decorative/protective finishes, method of opening and glazing type and include cross sections for glazing bars, sills, heads etc. The works shall only be carried out in strict accordance with such details as are approved.

7. No works shall commence until a schedule of all new or replacement external and internal materials, finishes and coverings, including appropriate mixes where relevant (e.g. mortars and renders) has been submitted to and approved by the Local Planning Authority. The works shall only be carried out in strict accordance with such details as are approved.

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 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..

5. To secure a full photographic record of the original building(s) prior to alteration, conversion or demolition 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

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6. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 and Policy EC9 of the Wrexham Unitary Development Plan.

7. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 and Policy EC9 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