**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** Mr David Reeves

**Agent** Mr Craig Baugh
41 Foster Road,
Wrexham, United
Kingdom, LL11 2LT

**Reference** P/2026/0099

**Date Received** 18/02/2026

**Decision Date** 14/04/2026

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## Town and Country Planning Act, 1990

### Location of Application

28 BRIARSWOOD, NEW RHOSROBIN, RHOSROBIN, WREXHAM, LL11 4PX

### Description of Application

ESTYNIAD DEULAWR I OCHR YR EIDDO / TWO STOREY SIDE EXTENSION

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 | 14/04/2026 | 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 - 940/Sk03 - Rev B - dated 01/12/2025, 2) First Floor Plans - As Proposed - 940/Sk02 - Rev A - dated 01/12/2025, 3) Accompanying Application Form, 4) Ground Floor Plans - As Proposed - 940/Sk01 - Rev B - dated 01/12/2025, 5) Existing Block Plan & Proposed Block Plan - 940/L(-)04 - dated 16/02/2026 and Accompanying Location Plan - 940/L(-)01 - dated 10/11/2025.

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on the Elevations - As Proposed - 940/Sk03 - Rev B - dated 01/12/2025 and the Accompanying Green Infrastructure Statement & Net Biodiversity Benefit Form 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.

**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.

**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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## 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