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 Neil Benson

Reference P/2025/0449

Agent Mr Dafydd Edwards
Blueprint Architectural Services, Redwither Tower, Redwither Business Park, Wrexham, United Kingdom, LL13 9XT

Date Received 03/06/2025

Decision Date 15/04/2026

Town and Country Planning Act, 1990

Section 73

Location of Application

CONISTON, WYNNSTAY LANE, MARFORD, WREXHAM, LL12 8YA

Description of Application

AMRYWIO AMOD 5 CANIATÂD CYNLLUNIO P/2024/1353/ VARIATION OF CONDITION 5 OF PLANNING PERMISSION P/2024/1353

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	15/04/2026	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

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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Condition(s)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission. n 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 Mr Neil Benson Agent Mrs Wendy Britner Blueprint Architectural Services, Redwither Tower, Redwither Business Park, Wrexham, United Kingdom, LL13 9XT

2. Reference P/2024/1353 Date Received 21/08/2024 Decision Date 03/03/2025 The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): B182/004, B182/003.

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 B182/003 have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development

5. The stables shall not be used for any form of commercial purposes other than for the private stabling of horses by occupants of neighbouring dwellings.

Reason(s)

1. To comply with Section 71ZA(2) of the Town and Country Planning Act, 1990.

2. To comply with Section 91(3) 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 Policies DM1, SP12 and SP14 of the Wrexham Local 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

Applicant Mr Neil Benson

Reference P/2025/0449

Agent Mr Dafydd Edwards
Blueprint Architectural Services, Redwither Tower, Redwither Business Park, Wrexham, United Kingdom, LL13 9XT

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4. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

5. In order to control vehicle movements on substandard surrounding public highways and in the interests of the amenity of surrounding dwellings and to comply with Policy GDP1 of the Wrexham Unitary Development Plan.

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