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 & Mrs Coles

Reference P/2026/0120

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

Date Received 02/03/2026

Decision Date 21/04/2026

Town and Country Planning Act, 1990

Location of Application

PINFOLD HOUSE, ROSSETT ROAD, TREVALYN, ROSSETT, WREXHAM, LL12 0DQ

Description of Application

ESTYNIADAU UNLLAWR A DEULAWR I GEFN YR EIDDO, ESTYNIAD LLAWR CYNTAF I OCHR YR EIDDO A NEWIDIADAU MEWNOL GAN GYNNWYS AGORIADAU FFENESTRI WEDI'U HADDASU A RENDR ALLANOL

SINGLE AND TWO STOREY REAR EXTENSIONS, FIRST FLOOR SIDE EXTENSION AND INTERNAL ALTERATIONS INCLUDING ALTERED WINDOW OPENINGS AND EXTERNAL RENDER

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
PS8 - Transport

Revision	Date	Description of Decision
0	21/04/2026	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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 & Mrs Coles

Reference P/2026/0120

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

Date Received 02/03/2026

Decision Date 21/04/2026

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): 1) Accompanying Application Form, 2) Proposed Site Plan and Location Plan - C168/008 - dated February 2026 and 3) Proposed Floors Plan and Proposed Elevations - C168/006 - dated February 2026.

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on Proposed Floors Plan and Proposed Elevations Plan - C168/006 - dated February 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 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 Mr & Mrs Coles

Reference P/2026/0120

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

Date Received 02/03/2026

Decision Date 21/04/2026

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