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 STEPHEN WANTLING

Agent MR PETER MOFFAT
17 SAXON ROAD
SOUTHPORT
MERSEYSIDE PR8
2AX

Reference P/2026/0040

Date Received 23/01/2026

Decision Date 29/04/2026

Town and Country Planning Act, 1990

Location of Application

BRONWYLFA HALL, BRONWYLFA, WREXHAM, LL14 4LD

Description of Application

ADEILADU GAREJ AR WAHÂN

ERECTION OF DETACHED GARAGE

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	29/04/2026	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.

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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2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
Proposed Elevations - Wantling-BLC-01-00-DR-A-2100
Proposed Ground Floor Plan - Wantling-BLC-01-00-DR-A-200
Proposed First Floor Plan - Wantling-BLC-01-00-DR-A-2001
Proposed Roof Plan - Wantling-BLC-01-XX-DR-A-2010

3. The external surfaces of the building(s) shall be constructed of the materials specified on Proposed Elevations - Wantling-BLC-01-00-DR-A-2100

4. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) (Bird Boxes) shown on Proposed Elevations have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

5. The building shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling house known as Bronwylfa Hall.

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.

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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5. To ensure the that the development is occupied as ancillary to the dwelling and in the interests of residential amenity in accordance 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