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 Griffiths

Reference P/2026/0157

Agent Elliott Deevy
4 Brymbo Road,
Blwchgwyn, Wrexham,
United Kingdom, LL11
5UB

Date Received 12/03/2026

Decision Date 06/05/2026

Town and Country Planning Act, 1990

Location of Application

DINAS, MIDDLE STREET, NEWBRIDGE, WREXHAM, LL14 3JW

Description of Application

ESTYNIAD UNLLAWR I OCHR A CHEFN YR EIDDO, TRAWSNEWID GAREJ YN YSTAFELL AMLBWRPAS, INSWLEIDDIO WALIAU ALLANOL A GORFFENIAD RENDR A NEWIDIADAU ALLANOL GAN GYNNWYS ARDAL PATIO NEWYDD

SINGLE STOREY SIDE AND REAR EXTENSION, CONVERSION OF GARAGE TO UTLITY ROOM, EXTERNAL WALL INSULATION AND RENDER FINISH AND EXTERNAL ALTERATIONS INCLUDING NEW PATIO AREA

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	06/05/2026	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

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant Griffiths

Reference P/2026/0157

Agent Elliott Deevy
4 Brymbo Road,
Blwchgwyn, Wrexham,
United Kingdom, LL11
5UB

Date Received 12/03/2026

Decision Date 06/05/2026

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) Accompanying Location Plan - dated 11th March 2026, 3) Proposed Site Plan - 013 - dated 08.03.26, 4) Proposed Elevations - 007, 5) Proposed Elevations - 008 and 6) Proposed Ground Floor Plan - 006.

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on the accompanying Green Infrastructure Statement & Net Biodiversity Benefit Form - dated 05.04.2026 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.

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

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 Griffiths

Agent Elliott Deevy
4 Brymbo Road,
Blwchgwyn, Wrexham,
United Kingdom, LL11
5UB

Reference P/2026/0157

Date Received 12/03/2026

Decision Date 06/05/2026

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