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 Andrew Bithell-Fenn

Agent Mr Jack Felgate
3 Oakmere Drive,
Chester, United
Kingdom, CH3 5SD

Reference P/2026/0179

Date Received 20/03/2026

Decision Date 08/05/2026

Town and Country Planning Act, 1990

Location of Application

12 HUGMORE LANE, LLAN Y PWLL, WREXHAM, LL13 9YE

Description of Application

ESTYNIAD UNLLAWR I OCHR A CHEFN YR EIDDO

SINGLE STOREY SIDE AND REAR 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
PS8 - Transport

Revision	Date	Description of Decision
0	08/05/2026	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.

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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) Accompanying Application Form, 2) Accompanying Location Plan - B012.1.003 - dated March 2026, 3) Proposed Elevations - Rev b - B012.1.002 - dated March 2026, 4) Proposed Ground Floor Plan - Rev b - B012.1.002 - dated March 2026 and 5) Proposed Site Plan - Rev a - B012.1.004 - dated March 2026.

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 Accompanying Net Biodiversity Benefit & Green Infrastructure Statement - Rev a - dated 05.2026 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 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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Agent Mr Jack Felgate
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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