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 Robert Hackett

Reference P/2026/0189

Decision Date 14/05/2026

Town and Country Planning Act, 1990

Location of Application

28 HARWOODS LANE, ROSSETT, WREXHAM, LL12 0HB

Description of Application

CODI RHEILIAU AR BEN Y WAL BRESENNOL

ERECTION OF RAILINGS ON TOP OF EXISTING WALL

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	14/05/2026	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. The development must only be carried out in strict accordance with the details shown on the following plan(s) and document(s): 1) Accompanying Location Plan, Site Plan and Elevations - Boundary Wall and Railings - dated February 2026 - 5724/01/P1 & 2) Accompanying Application Form and will henceforth be retained as existing for the lifetime of the development.

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2. Within six months of the date of this decision a scheme of landscaping shall be implemented adjacent to the railings. Details will be submitted to the Local Planning Authority and approved in writing prior to the installation on site and the plantings will remain in perpetuity.

3. Prior to any development on site detail will be submitted to the Local Planning Authority and approved in writing with regards to a scheme of Net Biodiversity in line with the requirements of Chapter 6 of Planning Policy Wales.

Reason(s)

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

2. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with policies such as GDP1 of the Wrexham Unitary Development Plan.

3. To comply with Chapter 6 of Planning Policy Wales. in order to ensure improved biodiveristy on site.

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