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 Ms Jane Edgington

Reference P/2026/0201

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

Date Received 26/03/2026

Decision Date 19/05/2026

Town and Country Planning Act, 1990

Section 73

Location of Application

16 BUCKINGHAM ROAD, WREXHAM, LL11 2RH

Description of Application

AMRYWIO AMOD 2 CANIATÂD CYNLLUNIO P/2024/0065 I ADDASU CYNLLUN SAFLE CYMERADWYEDIG

VARIATION OF CONDITION 2 OF PLANNING PERMISSION P/2024/0065 TO AMEND APPROVED SITE LAYOUT PLAN

In reaching this decision the Council has had regard to the following relevant policies: -

Development Plan Policies:

EC 11 - Archaeology
GDP 1- Development Objectives
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS2 - Broad Location of Development
T8 - Parking

Revision	Date	Description of Decision
0	19/05/2026	Planning permission issued

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Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. The development hereby permitted shall be commenced before the expiry date of 30th April 2029.

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): E088/013 and E088/006 Rev C.

3. The Net Biodiversity Benefit measures as outlined on plan no: E088/006 Rev A shall be fully implemented and installed prior to the first beneficial use of the extension hereby approved and shall be retained as such for the lifetime of the development.

4. No land drainage run-off or surface water shall be permitted to discharge or connect to the public sewerage system, either directly or indirectly, and foul and surface water shall be drained separately from the site.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

2. To comply with Section 91(3) 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.

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4. To protect the integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment 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