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 Alan Hughes

Agent Mr Spencer Cullis
25 Sunningdale Close,
Wrexham, United
Kingdom, LL13 9QU

Reference P/2025/0880

Date Received 19/11/2025

Decision Date 21/05/2026

Town and Country Planning Act, 1990

Location of Application

LAND WEST OF THE GRANGE, PLAS BENNION ROAD, PEN-Y-CAE, WREXHAM, LL14 1TP

Description of Application

FFURFIO MYNEDFA I GERBYDAU

FORMATION OF VEHICULAR ACCESS

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

Development Plan Policies:

GDP 1- Development Objectives

Revision	Date	Description of Decision
0	21/05/2026	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.

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
Proposed Site Plan

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3. Within 1 year of the date of this permission the applicant will set the gate back so that it is a minimum 10 metres from the highway edge. Additionally, the applicant will change the first 5metres to a hard bound surface.

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. In the interest of highway safety and to comply 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