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 Evans

Agent Mr Carl Hughes
The Foundry, 15 Yorke Street, Wrexham, United Kingdom, LL13 8LW

Reference P/2025/0940

Date Received 12/12/2025

Decision Date 21/05/2026

Town and Country Planning Act, 1990

Location of Application

10 ST ALBANS ROAD, TANYFRON, WREXHAM, LL11 5SY

Description of Application

ESTYNIADAU LLAWR CYNTAF I GEFN YR EIDDO

FIRST FLOOR REAR EXTENSION

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 Floor Plan & Elevations
Proposed Site Plan

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Applicant Mr Robert Evans

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3. The external surfaces of the building(s) shall be constructed of the materials specified on Proposed Floor plan & Elevations

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.

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