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 VIC JURKOJC

Reference P/2026/0057

Agent Paul Whale
STUDIO 83 THE
FORT OFFICES
ARTILLERY
BUSINESS PARK
PARK HALL
OSWESTRY
SHROPSHIRE SY11
4AD

Date Received 02/02/2026

Decision Date 27/05/2026

Town and Country Planning Act, 1990

Location of Application

TY CHWAREL, TAN Y GRAIG, CEFN MAWR, WREXHAM, LL14 3DD

Description of Application

ADEILADU GAREJ / ERECTION OF GARAGE

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

Development Plan Policies:
GDP1

Revision	Date	Description of Decision
0	27/05/2026	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.

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 VIC JURKOJC

Reference P/2026/0057

Agent Paul Whale
STUDIO 83 THE
FORT OFFICES
ARTILLERY
BUSINESS PARK
PARK HALL
OSWESTRY
SHROPSHIRE SY11
4AD

Date Received 02/02/2026

Decision Date 27/05/2026

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

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. Prior to the start of work, details of the steps taken in terms of Net Biodiversity Benefit and Green Infrastructure will be submitted to the Local Planning Authority and approved in writing.

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..

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

Applicant MR VIC JURKOJC

Reference P/2026/0057

Agent Paul Whale
STUDIO 83 THE
FORT OFFICES
ARTILLERY
BUSINESS PARK
PARK HALL
OSWESTRY
SHROPSHIRE SY11
4AD

Date Received 02/02/2026

Decision Date 27/05/2026

4 To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

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