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 James Buck

Agent Mr Jack Felgate
23 Ffordd Estyn,
Garden Village,
Wrexham, United
Kingdom, LL11 2SS

Reference P/2024/1686

Date Received 17/12/2024

Decision Date 05/03/2025

Town and Country Planning Act, 1990

Location of Application

35 MAESGWYN ROAD, WREXHAM, LL11 2AP

Description of Application

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EXTENSION TO GARAGE TO FORM ANNEXE

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

National Policies and Technical Advice Notes (TAN):
TAN 12 : Design

Wrexham Local Development 2013 – 2028:
DM1 - Development Management Considerations
SP12 - Design Principles & Masterplanning Framework
SP14 - Natural Environment
SP19 - Green Infrastructure
SP2 - Location of Development
T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	05/03/2025	Planning permission issued
1	26/09/2025	P/2025/0681 Condition 5 discharged
2	27/05/2026	P/2026/0257 Condition 6 discharged

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.

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2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): Location Plan B08.1.003 2 – 2, Site Plan B08.1.003 1 – 2, Proposed Elevations/Floor Plans B08.1.002 1 – 1 and Net Biodiversity Benefit and Green Infrastructure Statement.

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown within the Net Biodiversity Benefit and Green Infrastructure Statement have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

4. The building shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling house known as 35 Maesgwyn Road, Wrexham, LL11 2AP.

5. Gas protection measures (Characteristic Situation 2, CIRIA Guidance C659) should be installed in all new buildings (including extensions). A methodology of these works (including specification details, design plans, installation details etc...) should be submitted in writing to the Council for approval prior to any works commencing on site. During the installation works the membrane should be inspected and validated by an independent and suitably experienced third party.

Condition 5 Discharged (P/2025/0681) – 26/09/2025

6. Each part of the site subject to the remediation under the scheme(s) approved as part of condition 5 shall not be occupied/used until a Validation Report has been completed in respect of that part of the site and submitted to and approved in writing by the Local Planning Authority.

Condition 6 Discharged (P/2026/0257) – 27/05/2026

Reason(s)

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

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

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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.

4. To comply with the provisions of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

5. To ensure that the risks to the future occupants/users of the site and to the local environment associated with contamination at the site have been assessed and, where necessary, appropriately remediated, in accordance with Policy DM1 of the Wrexham Local Development Plan and paragraph 6.9.17 of PPW12.

6. To ensure that the risks to the future occupants/users of the site and to the local environment associated with contamination at the site have been assessed and, where necessary, appropriately remediated, in accordance with Policy DM1 of the Wrexham Local Development Plan and paragraph 6.9.17 of PPW12.

Note(s) to applicant

Further advice on compliance with conditions 5 and 6 may be obtained by contacting the Council's Contaminated Land Officer on 01978 298771 or 297773. Should the investigation identify contamination issues that may affect receptors other than the site users e.g. groundwater, then it is recommended that these works are also addressed in consultation with the Contaminated Land Officer prior to commencement of works on site.

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

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David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wrecsam
Chief Officer Economy and Planning, Wrexham County Borough Council

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council