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 Dr John Williams and Ms J Greenwood J Williams/Greenwood

Agent Geraint Lloyd
The Larches, llanfyllin, Llanfyllin, United Kingdom, SY22 5NF

Reference P/2026/0238

Date Received 15/04/2026

Decision Date 04/06/2026

Town and Country Planning Act, 1990

Location of Application

BRYN HYFRYD, PONTFADOG, LLANGOLLEN, LL20 7AU

Description of Application

CODI WAL FFIN NEWYDD

ERECTION OF REPLACEMENT BOUNDARY WALL

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

Development Plan Policies:

GDP 1- Development Objectives
PS1 - Broad Location of Development
PS 11 - Biodiversity

Revision	Date	Description of Decision
0	04/06/2026	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.

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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): 1) Retaining Wall Rebuild Plan - Existing and Proposed - dated 10/25, Drawing number 728, 2) Accompanying Location Plan - dated 15th April 2026, 3) Accompanying Block Plan and 4) Accompanying Application Form.

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on the accompanying Green Infrastructure Statement and Net Biodiversity Benefit Form - dated 20th May 2026 have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

4. The materials to be used in the construction of this replacement boundary treatment hereby permitted shall match those used in the existing wall.

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

4. 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..

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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