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 & Mrs Davies

Agent Mr Robert Evans
4, Dee Fords Avenue,
Chester, United
Kingdom, CH3 5UP

Reference P/2026/0163

Date Received 13/03/2026

Decision Date 12/06/2026

Town and Country Planning Act, 1990

Location of Application

PENCERRIG, RUTHIN ROAD, BWLCHGWYN, WREXHAM, LL11 5UU

Description of Application

ESTYNIAD AR Y LLAWR GWAELOD ISAF GYDA THERAS UWCHBEN, EHANGU DAU DORMER BLAEN, TROI'R GAREJ YN LLETY BYW A FFURFIO BALCONI NEWYDD AR LEFEL Y LLAWR GWAELOD/ LOWER GROUND FLOOR EXTENSION WITH TERRACE ABOVE, ENLARGEMENT OF TWO FRONT DORMERS, CONVERSION OF GARAGE TO HABITABLE ACCOMMODATION AND FORMATION OF NEW BALCONY AT GROUND FLOOR LEVEL

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
PS2 - Broad Location of Development
T8 - Parking

Revision	Date	Description of Decision
0	12/06/2026	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

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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): Location Plan – HM Land Registry Current title plan CYM2428, Site Plan as Proposed 251-004 Rev P2, Floor Plans and Elevations as Proposed 251-002 Rev P1.

3. Within 6 months from the date of this permission, the measures to deliver net benefit for biodiversity (NBB) as shown on Site Plan as Proposed 251-004 Rev P2 must be implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

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.

Note(s) to applicant

Warning: It is an offence to deliberately capture, kill or disturb EPS or to recklessly damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine.

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A precautionary approach should be undertaken during works which should include an initial assessment of the building prior to the commencement of works for evidence of bats or birds. Should evidence be found, no works should be undertaken until an appropriate Preliminary Ecological Assessment is undertaken.

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

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