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 Sunand Prasad

Reference P/2026/0088

Decision Date 17/06/2026

Town and Country Planning Act, 1990

Location of Application

LLAN GAU, LLANARMON DYFFRYN CEIRIOG, LLANGOLLEN, LL20 7LL

Description of Application

CODI TŶ ALLAN UNLLAWR ODDI AR Y BRIF ANNEDD

ERECTION OF SINGLE STOREY OUTBUILDING ANCILLARY TO MAIN DWELLING

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

Development Plan Policies:

EC4 - Hedgerows, Trees and Woodland
EC6 - Biodiversity Conservation
EC9 - Listed Buildings of Special Architectural or Historic Interest
GDP1 - Development Objectives

Revision	Date	Description of Decision
0	17/06/2026	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.

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 Sunand Prasad

Reference P/2026/0088

Decision Date 17/06/2026

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 - dated 15/02/2026
Proposed site plan - drawing number LL03 dated 20/01/2026
Proposed floor plan - drawing number LLS10 dated 10/02/2026
Proposed elevations plan - drawing number LLS12 dated 10/02/2026.

3. Prior to their use on the development hereby permitted, samples of the materials to be used in the construction of the external surfaces of the development (including doors and windows details) shall be submitted for the written approval of the Local Planning Authority. Development shall be carried out in accordance with the details that are approved.

4. Prior to any development on site details will be submitted to the Local Planning Authority and approved in writing with regards to provision of on site biodiversity net gain. The approved development will be installed prior to first use of the building hereby approved and shall thereafter be maintained for the lifetime of the development.

5. The building shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling house known as LLAN GAU, LLANARMON DYFFRYN CEIRIOG, LLANGOLLEN, LL20 7LL

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.

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 Sunand Prasad

Reference P/2026/0088

Decision Date 17/06/2026

3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area and safeguard the setting of neighbouring heritage assets in accordance with Policies GDP1 and EC9 of the Wrexham Unitary Development Plan.

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

5. In order to control the form of development in the open countryside location and to comply with Policy H5 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