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 Cross

Agent Mr Daniel Ilott
11 Orchard Gardens,
Wrexham, LL11 2RS

Reference P/2026/0288

Date Received 08/05/2026

Decision Date 02/07/2026

Town and Country Planning Act, 1990

Location of Application

SPRING LODGE, BOWLING BANK, WREXHAM, LL13 9RU

Description of Application

ESTYNIAD UNLLAWR YN Y CEFN GYDA BALCONI AR Y TO

SINGLE STOREY REAR EXTENSION WITH BALCONY TO ROOF AREA

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

Revision	Date	Description of Decision
0	02/07/2026	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 & Mrs Cross

Reference P/2026/0288

Agent Mr Daniel Ilott
11 Orchard Gardens,
Wrexham, LL11 2RS

Date Received 08/05/2026

Decision Date 02/07/2026

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): 1) Proposed Foor Plan - Drawing number PL02 - dated 29.04.26 , 2) Accompanying Application Form, 3) Proposed Elevations Plan - Drawing number PL03 - dated 29.04.26, 4) Accompanying Location Plan - Drawing number S01 - dated 01.05.26 and 5) Proposed Site Plan - Drawing number PL01 - dated 01.05.26.

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. 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 - 1001 - dated 01.05.26 have been 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 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..

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

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 & Mrs Cross

Agent Mr Daniel Ilott
11 Orchard Gardens,
Wrexham, LL11 2RS

Reference P/2026/0288

Date Received 08/05/2026

Decision Date 02/07/2026

Ian Jones

Prif Swyddog, Economi a Chynllunio
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