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 Ian Burke

Agent Mrs Cheryl Parker
Seahill Farm, Seahill Road, Saughall, Chester, United Kingdom, CH1 6BJ

Reference P/2026/0336

Date Received 01/06/2026

Decision Date 02/07/2026

Town and Country Planning Act, 1990

Location of Application

TWINING HILL COTTAGE, ERBISTOCK, WREXHAM, LL13 0DE

Description of Application

TROI'R ADEILAD ALLANOL YN ANECS

CONVERSION OF OUTBUILDING TO ANNEX

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	02/07/2026	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): TCE001, TCE003, TCE004

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2. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on PLANNING STATEMENT dated have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

3. The development shall only be occupied by residents or family members and shall be used only for purposes ancillary to the lawful residential use of the property known as TWINING HILL COTTAGE, ERBISTOCK, WREXHAM, LL13 0DE

Reason(s)

1. To comply with Section 71ZA(2) of the Town and Country Planning Act, 1990.

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

3. In order to ensure that the development does not have adverse effects on the River Dee and Bala SAC through any resulting increase in phosphates that are likely to arise from the use of the development by additional people other than those connected to the main dwelling, and to define the scope of development in the interests of amenity, parking and highway safety in accordance with Policies GDP1, T8, EC6 and EC14 of the Wrexham Unitary Development Plan.

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