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 Martyn Thomas

Agent Mr Carl Hughes
The Foundry, 15 Yorke Street, Wrexham, GB, LL13 8LW

Reference P/2026/0334

Date Received 29/05/2026

Decision Date 06/07/2026

Town and Country Planning Act, 1990

Location of Application

54 ALYN DRIVE, ROSSETT, WREXHAM, LL12 0HQ

Description of Application

ADLEOLI'R WAL GARDD 1.8 METR PRESENNOL

RELOCATION OF EXISTING 1.8 METRE GARDEN WALL

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

Development Plan Policies:

EC6 - Biodiversity Conservation
GDP 1- Development Objectives
T8 - Parking

Revision	Date	Description of Decision
0	06/07/2026	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.

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
   - 08-Block Plan as Proposed - HA/PD/08

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 Martyn Thomas

Reference P/2026/0334

Agent Mr Carl Hughes
The Foundry, 15 Yorke Street, Wrexham, GB, LL13 8LW

Date Received 29/05/2026

Decision Date 06/07/2026

3. The materials to be used in the construction of the external surfaces of the wall hereby permitted shall match those used in the existing building / wall.

4. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) detailed within the GREEN INFRASTRUCTURE STATEMENT & NET BIODIVERSITY BENEFIT FORM, Appendix 1, Dated 06.07.26, 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.

Note(s) to applicant

All works in relation to the implementation of this permission, including deliveries to and /or leaving the site, should be undertaken only between the hours of 07.30 to 18.00 Monday to Friday, 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

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 Martyn Thomas

Agent Mr Carl Hughes
The Foundry, 15 Yorke Street, Wrexham, GB, LL13 8LW

Reference P/2026/0334

Date Received 29/05/2026

Decision Date 06/07/2026

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60 Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

The applicant is further advised that any complaints received relating to noise of any type from the development may also be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints. This is done under the Statutory Nuisance provisions provided within the Environmental Protection Act 1990, and legal action may be taken where appropriate.

The applicant must adhere to the times given above wherever possible. If, however, there are urgent or unavoidable circumstances requiring work outside of the specified times, permission to proceed may be sought by contacting Environmental Health & Housing Standards at healthandhousing@wrexham.gov.uk or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.

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