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 C Stone

Agent Mr Chris Smith
Suite 17 Weld Parade
Business Ctr, Weld
Parade, Birkdale,
Southport, United
Kingdom, PR8 2DT

Reference P/2026/0359

Date Received 05/06/2026

Decision Date 21/07/2026

TOWN AND COUNTRY PLANNING ACT, 1990

Location of Application

31 CAIA ROAD, WREXHAM, LL13 8DS

Description of Application

RHYDDHAU AMOD 4 (TIRWEDD) A 8 (DATGANIAD O DDULLIAU COEDYDDIAETH) CANIATÂD CYNLLUNIO P/2025/0682

DISCHARGE OF CONDITIONS 4 (LANDSCAPE) AND 8 (ARBORICULTURAL METHOD STATEMENT) OF PLANNING PERMISSION P/2025/0682

DECISION

The following details are **Approved:**

- LEL_PLANA_AT_LL138DS_2025_003, Dated 26 June 2026, BS5837 Tree Survey, By Landscape Ecology Limited, for The Animal Trust, 31 Caia Road, Wrexham, LL13 8DS – Rev 003
- Proposed Landscape Plan Drawing Reference L(04)006 Rev P01
- Proposed Site Compound Drawing Reference L(04)007 Rev P01
- Net Benefit for Biodiversity Statement, Dated February 2026, Reference 548-LST-XX-XX-RP-L-0002

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