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 Mrs Justine Russell

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

Reference P/2026/0202

Date Received 26/03/2026

Decision Date 27/05/2026

Town and Country Planning Act, 1990

Location of Application

HAFAN, WREXHAM ROAD, JOHNSTOWN, WREXHAM, LL14 1PE

Description of Application

ESTYNIAD UNLLAWR I GEFN YR EIDDO, ESTYNIAD DORMER I'R CEFN A ADEILADU GAREJ AR WAHÂN / SINGLE STOREY REAR EXTENSION, DORMER EXTENSION TO REAR AND ERECTION OF DETACHED GARAGE

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

Development Plan Policies:

GDP 1- Development Objectives
PS 11 - Biodiversity
PS2 - Broad Location of Development
PS1 - Broad Location of Development
PS8 - Transport

Revision	Date	Description of Decision
0	27/05/2026	Planning permission issued
1	23/07/2026	Non Material Amendment Granted – (P/2026/0418)

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.

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

   Plan 06 - As Proposed Elevations - HA/PD/06 - dated 25.02.2026, 2) Accompanying Application Form, 3) Plan 08 - As Proposed Block Plan - HA/PD/08 - dated 25.02.2026, 4) Accompanying Location Plan - dated 26 March 2026, 5) Plan 09 - As Proposed Garage Elevations & Floorplans - HA/PD/09 - dated 25.02.2026, 6) Plan 04 - As Proposed Ground Floor Plan - HA/PD/06 - dated 25.02.2026 and 7) Plan 05 - As Proposed First Floor Plan - HA/PD/05 - dated 25.02.2026

   Non Material Amendment (P/2026/0418) – Granted - 23.07.2026

   Approved Details:

   Accompanying Proposed Ground Floor Plan - HA/PD/04A - dated 25.02.2026
   Accompanying Proposed First Floor Plan - HA/PD/05A - dated 25.02.2026
   Accompanying location Plan - dated 25th June 2026.
   Accompanying Application Form
   Accompanying Proposed Elevations Plan - HA/PD/06A - dated 25.02.2026

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 Accompanying Green Infrastructure Statement and Net Biodiversity Benefit Form and Plan 06 - As Proposed Elevations - HA/PD/06 - dated 25.02.2026 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..

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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

The proposed development lies within an area that has been defined by the Coal Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place. Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at:
www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries
Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.
If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

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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