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 James Hughes

Reference P/2026/0070

Decision Date 31/07/2026

Town and Country Planning Act, 1990

Location of Application

2 BERSHAM BANK, BERSHAM, WREXHAM, LL14 4LL

Description of Application

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

Development Plan Policies:

EC 11 - Archaeology
EC 4 - Hedgerows, Trees and Woodland
GDP 1- Development Objectives
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS2 - Broad Location of Development
T8 - Parking
EC7 - Conservation Areas

Revision	Date	Description of Decision
0	31/07/2026	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

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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): 1) Accompanying Location Plan - dated 9th Feb 2026, 2) Accompanying Application Form, 3) Accompanying Tree Condition Survey, 4) Proposed Site Plan - 2652-002 - dated April 2026, 5) Proposed Floor Plan - 2652-003 - dated March 2026 and 6) Proposed Elevations Plan - 2652-004 - dated March 2026.

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on the accompanying 1) Landscape & Biodiversity Enhancement Plan 2) Landscape Management Plan - dated 12th June and 3) the accompanying Tree Protection Plan have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

4. The materials and colours to be used in the construction of the external surfaces of the development hereby permitted shall allow the built form to complement its setting.

5. The development shall only be used for purposes ancillary to the use of 2 BERSHAM BANK, BERSHAM, WREXHAM, LL14 4LL

6. The development shall be carried out in strict accordance with the following plans and report(s) submitted and approved as part of this application:
1) The Tree Condition Survey
2) Tree Protection Plan
3) Landscape Management Plan - dated the 12th June

No development or other operations shall take place except in strict accordance with these approved reports.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

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

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Decision Date 31/07/2026

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

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

4. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area and this wider setting in accordance with Policy GDP1 and Policy EC7 of the Wrexham Unitary Development Plan.

5. To ensure that the development is utilised as ancillary to the adjacent host dwelling and is used in the interests of residential amenity in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

6. To preserve the health, safety and amenity value of the surrounding tree and vegetation network and to preserve this setting in accordance with Policies GDP1, PS11, EC4, EC11, EC7 and EC6 of the Wrexham Unitary Development Plan.

Note(s) to applicant

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

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