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 Andrew Phillip Jones

Agent Mr Richard Corbett
Mercian House, 9-10 Darwin Court, Oxon Business Park, Shrewsbury, GB, SY3 5AL

Reference P/2026/0317

Date Received 21/05/2026

Decision Date 06/08/2026

Town and Country Planning Act, 1990

Location of Application

HOSELEY BANK FARM, HOSELEY LANE, MARFORD, WREXHAM, LL12 8YD

Description of Application

ESTYNIAD I'R ADEILAD AMAETHYDDOL (STORFA GRAWN A PHEIRIANNAU) A GWAITH CYSYLLTIEDIG

EXTENSION TO AGRICULTURAL BUILDING (GRAIN AND MACHINERY STORE) AND ASSOCIATED WORKS

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

Development Plan Policies:

EC3 - Agricultural Buildings
EC 4 - Hedgerows, Trees and Woodland
GDP 1- Development Objectives
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS2 - Broad Location of Development

Revision	Date	Description of Decision
0	06/08/2026	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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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):
   • Location Plan 81974 / EB / 001
   • Proposed Block Plan 81974 / EB / 003
   • Proposed Plan 81974 / EB / 100
   • Proposed Elevations 81974 / EB / 101
   • Biodiversity Enhancement Plan 81974 / EB / 004
   • Green Infrastructure Statement May 2026
   • Planning Statement May 2026

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on Biodiversity Enhancement Plan 81974 / EB / 004 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 the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

Ian Jones

Prif Swyddog, Economi a Chynllunio
Chief Officer, Economy and Planning

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Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council