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 Adrian Lines

Reference P/2026/0150

Agent Mr Matthew Roberts
Pembroke House,
Ellice Way, Wrexham
Technology Park,
Wrexham, United
Kingdom, LL13 7YT

Date Received 10/03/2026

Decision Date 11/08/2026

Town and Country Planning Act, 1990

Location of Application

WREXHAM MAELOR HOSPITAL, CROESNEWYDD ROAD, WREXHAM, LL13 7TD

Description of Application

LLEOLI ADEILAD MODIWLAIDD A GOSOD RHODFA WEDI'I GORCHUDDIO

SITING OF MODULAR BUILDING AND INSTALLATION OF COVERED WALKWAY

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

Development Plan Policies:

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

Revision	Date	Description of Decision
0	11/08/2026	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.

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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):
• Location Plan DATA-TACP-PS-XX-DR-A-001
• Proposed Site Plan DATA-TACP-PS-XX-DR-A-003 Rev P01
• Proposed Modular Building Plan DATA-TACP-PB-XX-DR-A-1000
• Green Infrastructure Statement 21001-62
• FLOOD CONSEQUENCE ASSESSMENT 216-XOS-XX-XX-RP-C-5000

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on Proposed Site Plan DATA-TACP-PS-XX-DR-A-003 Rev P01 and outlined within Green Infrastructure Statement 21001-62 have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

4. No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

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.

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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4. To protect the integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment in accordance with Policy GDP1 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