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 Sunand Prasad

Reference P/2026/0089

Decision Date 12/08/2026

Town and Country Planning Act, 1990

Location of Application

LLAN GAU, LLANARMON DYFFRYN CEIRIOG, LLANGOLLEN, LL20 7LL

Description of Application

NEWIDIADAU MEWNOL AC ALLANOL I ADEILAD RHESTREDIG / INTERNAL AND EXTERNAL ALTERATIONS TO LISTED BUILDING

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

Development Plan Policies:

EC 4 - Hedgerows, Trees and Woodland
EC6 - Biodiversity Conservation
EC9 - Listed Buildings of Special Architectural or Historic Interest
GDP 1- Development Objectives

Revision	Date	Description of Decision
0	12/08/2026	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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Applicant Sunand Prasad

Reference P/2026/0089

Decision Date 12/08/2026

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

   Location Plan - drawing number LL01

   Proposed cross sections plan - drawing number LLO8 dated 20/01/2026

   Proposed elevations plan - drawing number LL06 dated 10/02/2026

   Proposed ground floor plan - drawing number LL03 dated 20/01/2026

   Proposed first floor plan - drawing number LL04 dated 20/01/2026

2. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.

3. Prior to any development on site details will be submitted to the Local Planning Authority and approved in writing with regards to provision of on-site biodiversity net gain. The approved development will be installed prior to first use of the development hereby approved and shall thereafter be maintained for the lifetime of the development.

Reason(s)

1. To comply with Section 71ZA(2) 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

Applicant Sunand Prasad

Reference P/2026/0089

Decision Date 12/08/2026

2. To comply with Section 91(3) 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

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