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 Tony Knight

Reference P/2026/0422

Decision Date 21/08/2026

Town and Country Planning Act, 1990

Location of Application

25 BROOKFIELD CLOSE, PENLEY, WREXHAM, LL13 0SJ

Description of Application

ADEILADU ADEILAD ALLAN / ERECTION OF OUTBUILDING

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	21/08/2026	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): 1) Accompanying Floorplan and Elevations, 2) Accompanying Location Plan, 3) Accompanying Site/Block Plan and 4) Accompanying Application Form.

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 hereby permitted shall not be utilised until the measures to deliver net benefit for biodiversity (NBB) outlined on the Accompanying Green Infrastructure Statement and Net Biodiversity Benefit Form have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

3. The building shall not be utilised at any time other than for purposes ancillary to the residential use of the dwelling house known as 25 BROOKFIELD CLOSE, PENLEY, WREXHAM, LL13 0SJ.

Reason(s)

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

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

3. 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.

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