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 & Miss Christopher Moore & Lorrae James
-

Reference P/2026/0430

Agent Mr Kyle Swift
Assetz House, 335 Styal Road,
Manchester, GB, M22 5LW

Date Received 01/07/2026

Decision Date 26/08/2026

Town and Country Planning Act, 1990

Location of Application

THE MOUNT, TOWER HILL, ACREFAIR, WREXHAM, LL14 3SU

Description of Application

ADEILADU GAREJ A TŶ HAF AC GOSOD CYNHWYSYDD STORIO

ERECTION OF GARAGE AND SUMMERHOUSE AND SITING OF STORAGE CONTAINER

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
T8 - Parking

Revision	Date	Description of Decision
0	26/08/2026	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): 1) Accompanying Site and Location Plan - CH-021-06, 2) Proposed Outbuildings Plan - CH-021-05 and 3) Accompanying Application Form

3. Within four months of the date of this decision a scheme of soft landscaping and biodiversity enhancements shall have been submitted for the written approval of the local planning authority. The scheme shall include a timetable for its implementation.

   Landscaping shall thereafter be retained in accordance with the approved details. Any soft landscaping which, within a period of 5 years from the completion of the landscaping scheme, dies, is removed or becomes seriously damaged or diseased shall be replaced in the next planting season by soft landscaping of similar size and species to those originally planted.

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. In the interests of the visual amenity of the area and to secure a net benefit to biodiversity in accordance with Policy GDP1 of the Wrexham Unitary Development Plan and paragraph 6.4.5 of Planning Policy Wales 12.

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Note(s) to applicant

The proposed development lies within an area that has been defined by the Coal Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place. Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at:
www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries
Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.
If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Ian Jones

Prif Swyddog, Economi a Chynllunio

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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