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 Kevin and Jason Bennett

Agent Mr Theodore Speaks
Dalton House, 35
Chester Street,
Wrexham, United
Kingdom, LL13 8AH

Reference P/2025/0912

Date Received 28/11/2025

Decision Date 27/08/2026

Town and Country Planning Act, 1990

Location of Application

110 HIGH STREET, CEFN MAWR, WREXHAM, LL14 3BY

Description of Application

DYMCHWEL YR ADEILAD ALLANOL PRESENNOL, CODI YSTAFELL YN YR ARDD, GOSOD FFENESTRI NEWYDD A FFENESTR YCHWANEGOL I'R BLAEN A MYNEDIAD ALLANOL NEWYDD/DECIN UCHEL I'R CEFN AC ATGYWEIRIO/AMNEWID Y PENTY

DEMOLITION OF EXISTING OUTBUILDING, ERECTION OF GARDEN ROOM, INSTALLATION OF REPLACEMENT WINDOWS AND ADDITIONAL WINDOW TO FRONT AND NEW EXTERNAL ACCESS/RAISED DECKING TO REAR AND REPAIR/REPLACEMENT TO ROOF TO LEAN-TO

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

Development Plan Policies:

EC7 - Conservation Areas
GDP 1- Development Objectives
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS2 - Broad Location of Development

Revision	Date	Description of Decision
0	27/08/2026	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): 1) Amended Proposed Elevations Plan - 384/HSC/PL/004 - Rev F, 2) Amended Proposed Floorplans Plan - 384/HSC/PL/003 - Rev H, 3) Accompanying Application Form, 4) Accompanying Site Location Plan - 384/HSC/PL/101 - Rev B and 5) Accompanying Block Plan - 384/HSC/PL/102 - Rev C.

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on the accompanying Green Infrastructure Statement 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.

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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
Chief Officer, Economy and Planning

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	Kevin and Jason Bennett	**Reference**	P/2025/0912
Agent	Mr Theodore Speaks Dalton House, 35 Chester Street, Wrexham, United Kingdom, LL13 8AH	**Date Received**	28/11/2025
		Decision Date	27/08/2026

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