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 Mrs Clare Callander

Agent Mrs. Clair Hughes
Athenia, The Green,
Northop, Flintshire,
GB, CH7 6BD

Reference P/2026/0448

Date Received 08/07/2026

Decision Date 01/09/2026

Town and Country Planning Act, 1990

Location of Application

OAKFIELD, ISYCOED, BOWLING BANK, WREXHAM, LL13 9RY

Description of Application

ESTYNIAD LLAWR CYNTAF I GEFN YR EIDDO

FIRST FLOOR REAR EXTENSION

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	01/09/2026	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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wrexham COUNTY BOROUGH COUNCIL CYNGOR BWRDEISTREF SIROL wrecsam

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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 Location Plan and Site Plan - DWG 3 - dated May 2026, 2) Accompanying First Floor Plan - DWG 7 - dated 23rd May 2026, 3) Accompanying Application Form and 4) Accompanying Proposed Elevations Plan - DWG 9 - dated Nov 2021.

3. No part of the development shall commence until a plan to provide net benefit for biodiversity (NBB) i.e. a better outcome than if the site was left undeveloped has been submitted to, and approved in writing by, the Local Planning Authority. The measures shall be implemented in full, prior to first occupation / use of the development, and thereafter 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.

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