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 Adrian Fletcher

Agent Mr Carl Hughes
The Foundry, 15 Yorke Street, Wrexham, GB, LL13 8LW

Reference P/2026/0296

Date Received 11/05/2026

Decision Date 02/09/2026

Town and Country Planning Act, 1990

Location of Application

BEN TARA, MAES MAWR ROAD, GARTH, TREVOR, LLANGOLLEN, LL20 7YW

Description of Application

ESTYNIAD DORMER I FLAEN A CHEFN YR ANNEDD

DORMER EXTENSIONS TO FRONT AND REAR OF DWELLING

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	02/09/2026	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.

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 Adrian Fletcher

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The Foundry, 15 Yorke Street, Wrexham, GB, LL13 8LW

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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 Plan - BT/PD/05a - dated April 2026, 2) Accompanying Application Form, 3) Accompanying Location Plan - dated 11th May 2026, 4) Accompanying Proposed Foor Plans - BT/PD/03a - dated April 2026 and 5) Accompanying Proposed Elevations Plan - BT/PD/04a - dated April 2026.

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on the accompanying Preliminary Ecology Assessment - dated 29/06/26 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.

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