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 & Mrs Graham & Ruth Williams

Agent Mr Craig Baugh
41 Foster Road,
Wrexham, United Kingdom, LL11 2LT

Reference P/2026/0024

Date Received 14/01/2026

Decision Date 04/09/2026

Town and Country Planning Act, 1990

Location of Application

38 WYNNSTAY LANE, MARFORD, WREXHAM, LL12 8LG

Description of Application

ESTYNIAD OCHR Y LLAWR CYNTAF, TYNNU STACIAU SIMNE A CHODI GAREJ

FIRST FLOOR SIDE EXTENSION, REMOVAL OF CHIMMNEY STACKS AND ERECTION OF GARAGE

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	04/09/2026	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 & Mrs Graham & Ruth Williams

Agent Mr Craig Baugh
41 Foster Road,
Wrexham, United Kingdom, LL11 2LT

Reference P/2026/0024

Date Received 14/01/2026

Decision Date 04/09/2026

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
• Location Plan 897/L(-)01 Rev A
• Block Plans 897/Sk07
• Ground Floor Plan AS PROPOSED 897/Sk01
• First Floor Plan AS PROPOSED 897/Sk02
• Garage Plans AS PROPOSED 897/Sk06
• Elevations AS PROPOSED [1of2] 897/Sk03
• Elevations AS PROPOSED [2of2] 897/Sk04
• Sections AS PROPOSED 897/Sk05
• Preliminary Roost Assessment
• Bat Emergence and Re-Entry Survey
• Supporting Statement dated 14/01/26

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on Block Plans 897/Sk07 and Elevations AS PROPOSED [1of2] 897/Sk03 have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

4. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

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.

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 & Mrs Graham & Ruth Williams

Agent Mr Craig Baugh
41 Foster Road,
Wrexham, United Kingdom, LL11 2LT

Reference P/2026/0024

Date Received 14/01/2026

Decision Date 04/09/2026

4. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policy GDP1 of the Wrexham Unitary Development Plan..

Note(s) to applicant

The permission hereby granted does not authorise encroachment upon, or interference with, the adjoining property.

You are advised that building work which involves work on an existing wall shared with another property, building on the boundary with a neighbouring property or excavating near a neighbouring building may require the separate consent of the neighbour under the provisions of the Party Wall Act. If you require further information or advice please contact the Building Control Section on 01978 298884.

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

All species of bats are fully protected under the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981 (as amended). The applicant and developer are advised that should any bats be encountered during the course of the development, works must cease immediately and advice sought from Natural Resources Wales (NRW) or a licensed ecologist before work can safely resume. A European Protected Species (EPS) Licence may be required prior to any further works disturbing the roost.

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

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant Mr & Mrs Graham & Ruth Williams

Agent Mr Craig Baugh
41 Foster Road,
Wrexham, United Kingdom, LL11 2LT

Reference P/2026/0024

Date Received 14/01/2026

Decision Date 04/09/2026

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