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 Martin Fryer

Reference P/2026/0311

Agent Mr Francis Bird
79 Mostyn Avenue,
Craig-y-don,
Llandudno, UK, LL30
1DZ

Date Received 18/05/2026

Decision Date 09/09/2026

Town and Country Planning Act, 1990

Location of Application

THE COTTAGE, LITTLE GREEN, BRONINGTON, WHITCHURCH, SY13 3HQ

Description of Application

ESTYNIAD UNLLAWR I GEFN YR EIDDO

SINGLE STOREY 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
T8 - Parking

Revision	Date	Description of Decision
0	09/09/2026	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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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 dated 17-May-2026
• Proposed Site Plan
• Proposed Floor Plans CFI2607_PL01
• Proposed Elevations (1) CFI2607_PL02
• Proposed Elevations (2) CFI2607_PL03
• Proposed Elevations (3) CFI2607_PL04
• Proposed Elevations (4) CFI2607_PL05

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) outlined within the emails dated 05/07/2026 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.

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..

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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