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 Miss Cara Braund

Agent Mr Jack Felgate
3 Oakmere Drive,
Chester, GB, CH3 5SD

Reference P/2026/0521

Date Received 11/08/2026

Decision Date 11/09/2026

Town and Country Planning Act, 1990

Location of Application

25 RICHMOND ROAD, WREXHAM, LL12 8AA

Description of Application

CODI ESTYNIAD UNLLAWR YNG NGHEFN AC AR OCHR ADEILAD, CODI PORTSH BLAEN A NEWID GAREJ YN YSTAFELL CHWARAE

ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSION, ERECTION OF FRONT PORCH AND CONVERSION OF GARAGE TO PLAYROOM

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

Development Plan Policies:

PS1 - Broad Location of Development
PS2 - Broad Location of Development
GDP 1- Development Objectives
T8 - Parking

Revision	Date	Description of Decision
0	11/09/2026	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 (Existing Location Plan)
Proposed Site Plan
Proposed Rev a Elevations (Proposed Elevations)
Proposed Rev a Floor Plans (Proposed Ground Floor Plan)
Accompanying application form

3. 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.

4. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) as shown on Net Biodiversity Benefit and 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 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..

4. 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

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Note(s) to applicant

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

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