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 Paul Kelly

Reference P/2026/0222

Agent Mr Ian Foxall
9 Campbell Close , 9 Campbell Close,
Rossett, United Kingdom, LL12 0HZ

Date Received 09/04/2026

Decision Date 17/09/2026

Town and Country Planning Act, 1990

Location of Application

65 ACTON GATE, WREXHAM, LL11 2PW

Description of Application

ESTYNIAD UNLLAWR I GEFN YR EIDDO AC GOSOD FFENESTRI NEWYDD

SINGLE STOREY REAR EXTENSION AND INSTALLATION OF NEW WINDOWS

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

Development Plan Policies:

EC9 - Listed Buildings of Special Architectural or Historic Interest
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	17/09/2026	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 09-Apr-2026
• Proposed Site Block Plan FS 238/26 – 011
• Proposed Floor Plan - Ground Floor FS 238/26 - 004
• Proposed Floor Plan - First Floor FS 238/26 – 005
• Proposed Roof Plan FS 238/26 – 008
• Proposed Elevation Plans FS 238/26 – 006
• Proposed Elevation Plans FS 238/26 – 007
• The Green Infrastructure Statement & Net Biodiversity Benefit (NBB) dated 12th September 2026

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) as outlined within The Green Infrastructure Statement & Net Biodiversity Benefit (NBB) dated 12th September 2026 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.

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