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 Mark and Linda Watson

Agent Mr James Bennett
The Old Town Hall,
The Square,
Ellesmere, GB, SY12 0EP

Reference P/2026/0478

Date Received 23/07/2026

Decision Date 18/09/2026

Town and Country Planning Act, 1990

Location of Application

ASHGROVE, SCHOOL LANE, BRONINGTON, WHITCHURCH, SY13 3HN

Description of Application

ESTYNIAD UN LLAWR I'R CEFN, EHANGU'R FYNEDFA A CHODI WAL DERFYN YN Y BLAEN

SINGLE STOREY REAR EXTENSION, WIDENING OF ACCESS AND ERECTION OF BOUNDARY WALL TO FRONT

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	18/09/2026	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 Mark and Linda Watson

Agent Mr James Bennett
The Old Town Hall,
The Square,
Ellesmere, GB, SY12 0EP

Reference P/2026/0478

Date Received 23/07/2026

Decision Date 18/09/2026

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
Proposed Site Plan (Rev B)
Proposed Elevations plan (Rev B)
Proposed Floor Plans (RevB)
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 the Green Infrastructure Statement and Proposed Site Plan (Rev B) 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

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant Mr & Mrs Mark and Linda Watson

Agent Mr James Bennett
The Old Town Hall,
The Square,
Ellesmere, GB, SY12 0EP

Reference P/2026/0478

Date Received 23/07/2026

Decision Date 18/09/2026

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