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 Colin Edwards

Reference P/2026/0384

Decision Date 22/09/2026

Town and Country Planning Act, 1990

Location of Application

6 WILLIAMS TERRACE, OAK ROAD, PONCIAU, WREXHAM, LL14 1HY

Description of Application

NEWID DEFNYDD O DIR YNG NGHEFN EIDDO I GWRTIL PRESWYL A ADEILADU SIED

CHANGE OF USE OF LAND TO REAR OF PROPERTY TO RESIDENTIAL CURTILAGE AND ERECTION OF SHED

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

Development Plan Policies:

EC6 - Biodiversity Conservation
GDP 1- Development Objectives
PS2 - Broad Location of Development
PS 11 - Biodiversity
PS 3 - Broad Location of Development
T8 - Parking

Revision	Date	Description of Decision
0	22/09/2026	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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1. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
   - Drawing no: p2f/uk/1453863/1945665
   - Drawing no: b36f/uk/14566260/1948803
   - Drawing titled 'Shed - Dimensions'
   - Green Infrastructure Statement and Net Biodiversity Benefit document.

2. Within one month from the date of this permission the measures to deliver net benefit for biodiversity (NBB) shown on the Green Infrastructure Statement and Net Biodiversity Benefit document shall have been implemented in full. The bird box shall be of Woodcrete construction such as those by Vivara or Schwegler. The measures shall thereafter be maintained for the lifetime of the development.

3. No land drainage run-off or surface water shall be permitted to discharge or connect to the public sewerage system, either directly or indirectly.

Reason(s)

1. To comply with Section 71ZA(2) of the Town and Country Planning Act, 1990.

2. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

3. To protect the integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

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

Applicant Mr Colin Edwards

Reference P/2026/0384

Decision Date 22/09/2026

Note(s) to applicant

This decision notice grants planning permission under the Town and Country Planning Act 1990 (as amended) only. It does not grant any property rights, rights of access, or civil law entitlements to enter, build upon, or overhang land outside of the applicant's ownership.

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