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 Gauterin

Agent Mrs Helen Davies
9, Earl Road, Mold,
CH7 1AJ

Reference P/2026/0308

Date Received 15/05/2026

Decision Date 29/09/2026

Town and Country Planning Act, 1990

Location of Application

2 GREEN PARK, WREXHAM, LL13 7YE

Description of Application

CAEL GWARED AR HEULDAI A CHODI ESTYNIADAU CEFN, BLAEN AC OCHR

REMOVAL OF CONSERVATORIES AND ERECTION OF REAR, FRONT AND SIDE EXTENSIONS

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

Revision	Date	Description of Decision
0	29/09/2026	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 Gauterin

Reference P/2026/0308

Agent Mrs Helen Davies
9, Earl Road, Mold,
CH7 1AJ

Date Received 15/05/2026

Decision Date 29/09/2026

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): 1) Accompanying Location Plan and Amended Proposed Block Plan - Rev D - Job No 6106 - Drawing No L02, 2) Amended Plans - Proposed Elevations - Rev E - Job No 6106 - Drawing No P02, 3) Amended Plans - Proposed Floor Plans - Rev E - Job No 6106 - Drawing No P02 and 4) Accompanying Application Form.

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on the accompanying Scheme for Biodiversity Enhancement - dated 27.04.26 - Rev A and the Accompanying Block Plan & Elevation Plans 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.

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

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 & Mrs Gauterin

Agent Mrs Helen Davies
9, Earl Road, Mold,
CH7 1AJ

Reference P/2026/0308

Date Received 15/05/2026

Decision Date 29/09/2026

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