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 Andrew Almond

Reference P/2026/0460

Decision Date 30/09/2026

Town and Country Planning Act, 1990

Location of Application

Y BONC, NANTYR, LLANGOLLEN, LL20 7DD

Description of Application

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ERECTION OF GARAGE

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	30/09/2026	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

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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): 1) Amended GA Plan, Proposed Elevations & Section Plan - YBVG 003 - Rev D - dated 10/09/26, 2) Amended Existing & Proposed Site Plan & Sections - YBVG 001 - Rev B - dated 10/09/26, 3) Accompanying Location Plan - YBVG 004 - Rev A - dated 13/07/26, 5) Accompanying Design Description - dated 15/07/26 and 6) Accompanying Application Form.

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on Proposed Elevations Plan - YBVG 003 - Rev C - dated 10/08/26 and the accompanying Green Infrastructure Statement Form - dated 09/08/26 have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

4. The building shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling house known as Y BONC, NANTYR, LLANGOLLEN, LL20 7DD

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.

4. To ensure that the development is utilised as ancillary to the adjacent host dwelling and is used in the interests of residential amenity 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 Andrew Almond

Reference P/2026/0460

Decision Date 30/09/2026

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