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 Sarah and Adrian Thomas

Agent Mr Theodore Speaks
Dalton House, 35
Chester Street,
Wrexham, GB, LL13
8AH

Reference P/2026/0412

Date Received 25/06/2026

Decision Date 05/10/2026

Town and Country Planning Act, 1990

Location of Application

53 MELYD AVENUE, JOHNSTOWN, WREXHAM, LL14 2TB

Description of Application

DYMCHWEL ESTYNIAD UNLLAWR I OCHR YR EIDDO PRESENNOL A ADEILADU ESTYNIAD OCHR DAU LAWR / DEMOLITION OF EXISTING SINGLE STOREY SIDE EXTENSION AND ERECTION OF TWO STOREY SIDE EXTENSION

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
EC4 - Hedgerows, Trees and Woodland

Revision	Date	Description of Decision
0	05/10/2026	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):
• Site Location Plan 358/MAJ/PL/001 Rev A
• Block Plan 358/MAJ/PL/002 Rev C
• Proposed Plans 358/MAJ/FE/002Rev C
• Proposed Elevations 358/MAJ/FE/003 Rev A
• GREEN INFRASTRUCTURE & NET BIODIVERSITY BENEFIT STATEMENT dated September 2026
• Planning Supporting Statement dated June 2026

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on Block Plan 358/MAJ/PL/002 Rev C and outlined within the GREEN INFRASTRUCTURE & NET BIODIVERSITY BENEFIT STATEMENT have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

4. Prior to the first use of the development, full details of the proposed boundary hedge planting, including species, plant sizes, and densities, shall be submitted to and approved in writing by the Local Planning Authority. The approved hedge shall be planted prior to first use and retained thereafter.

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.

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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 a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1, PS11 and EC4 of the Wrexham Unitary Development Plan.

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