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 Peter Ellson

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

Reference P/2026/0557

Date Received 26/08/2026

Decision Date 07/10/2026

Town and Country Planning Act, 1990

Section 73

Location of Application

STONEWAYS, 12 LITTLE ACTON DRIVE, WREXHAM, LL12 8DH

Description of Application

AMRYWIO AMOD 2 CANIATÂD CYNLLUNIO P/2025/0424 I DIWYGIO CYNLLUNIAU LLAWR A GOLYGON

VARIATION OF CONDITION 2 OF PLANNING PERMISSION P/2025/0424 TO AMEND FLOOR PLANS AND ELEVATIONS

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	07/10/2026	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): E093/004, 442/ADW/BR/008 REV A, 442/ADW/BR/005 REV A,
3. The external surfaces of the building(s) shall be constructed of the materials specified on 442/ADW/BR/008 REV A, 442/ADW/BR/005 REV A,
4. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on 442/ADW/BR/008 REV A, 442/ADW/BR/005 REV A,, have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

Reason(s)

1. To comply with Section 71ZA(2) of the Town and Country Planning Act, 1990.
2. To comply with Section 91(3) 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.

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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