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 Leon Hughes

Reference P/2026/0522

Decision Date 09/10/2026

Town and Country Planning Act, 1990

Location of Application

GLYN GARTH, PANT LANE, GRESFORD, WREXHAM, LL12 8HB

Description of Application

ESTYNIAD UNLLAWR I GEFN YR EIDDO

SINGLE STOREY REAR 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

Revision	Date	Description of Decision
0	09/10/2026	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.

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 Leon Hughes

Reference P/2026/0522

Decision Date 09/10/2026

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
• Existing Plans & Elevations Ref: 2026/GG/01/PE
• Proposed Plans & Elevations Ref: 2026/GG/01/PP
• Green Infrastructure Statement and Net Biodiversity Benefit

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) as shown on Proposed Plans & Elevations Ref: 2026/GG/01/PP and outlined within the Green Infrastructure Statement and Net Biodiversity Benefit 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 permission hereby granted does not authorise encroachment upon, or interference with, the adjoining property.

You are advised that building work which involves work on an existing wall shared with another property, building on the boundary with a neighbouring property or excavating near a neighbouring building may require the separate consent of the neighbour under the provisions of the Party Wall Act. If you require further information or advice please contact the Building Control Section on 01978 298884.

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 Leon Hughes

Reference P/2026/0522

Decision Date 09/10/2026

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