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 Steven Andrews

Reference P/2026/0394

Agent Mr Luke Fowles
Blueprint Architectural Services, Redwither Tower, Redwither Business Park,
Wrexham, GB, LL13 9XT

Date Received 18/06/2026

Decision Date 20/10/2026

Town and Country Planning Act, 1990

Location of Application

GWYNLYS, RUTHIN ROAD, BWLCHGWYN, WREXHAM, LL11 5UR

Description of Application

ADEILADU GAREJ AR WAHÂN

ERECTION OF DETACHED 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
EC 4 - Hedgerows, Trees and Woodland

Revision	Date	Description of Decision
0	20/10/2026	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

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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 Elevations Plan - A072/005, 2) Accompanying Proposed Site Plan and Location Plan - A072/004, 3) Accompanying Arboricultural Impact Assessment 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 Amended Elevations Plan - A072/005 have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

4. The development shall be carried out in strict accordance with the following plans and report(s) submitted and approved as part of this application:
1) The Arboriculture Impact Assessment – dated 26th August 2026

No development or other operations shall take place except in strict accordance with this approved report.

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.

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 Steven Andrews

Agent Mr Luke Fowles
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4. To preserve the health, safety and amenity value of the surrounding tree and vegetation network and to preserve this setting in accordance with Policies GDP1, PS11 and EC4 and 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