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 Carl Jones

Agent Mr David Hughes
The Loft,, Chesney Ct,,
Ellice Way, Wrexham,
United Kingdom, LL13
7YP

Reference P/2026/0056

Date Received 04/02/2026

Decision Date 23/10/2026

Town and Country Planning Act, 1990

Location of Application

ST CHRISTOPHERS SCHOOL, STOCKWELL GROVE, WREXHAM, LL13 7BW

Description of Application

CODI ADEILAD MODIWLAIDD A 2 GYNHWYSYDD STORIO METEL

ERECTION OF MODULAR BUILDING AND 2 NO METAL STORAGE CONTAINERS

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	23/10/2026	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): (Preliminary Ecological Appraisal and Protected Species Report, Wildbanks Conservation Limited, dated 29th July 2026), YSC-HOH-XX-XX-DR-A-4100 REV P01, YSC-HOH-XX-XX-DR-A-1200 REV P01, YSC-HOH-XX-XX-DR-A-1300 REV P01, YSC-HOH-XX-XX-DR-A-1100 REV P01,

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on YSC-HOH-XX-XX-DR-A-4100 REV P01, YSC-HOH-XX-XX-DR-A-1200 REV P01, YSC-HOH-XX-XX-DR-A-1300 REV P01, YSC-HOH-XX-XX-DR-A-1100 REV P01, have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

4. No external illumination within the site shall take place before a lighting scheme has been submitted to and agreed in writing by the Local Planning Authority. The lighting scheme shall be installed and operated in accordance with the approved details. No other lighting shall be used on any external part of the development.

5. Prior to the commencement of development, a detailed Badger Survey, shall be undertaken by a qualified Ecologist and the Badger Survey, together with any proposed mitigation (as may be necessary) and a timescale for the implementation of the mitigation measures submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason(s)

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

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. 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. In order to protect wildlife interests in accordance with Policies GDP1, PS11 and EC6 of the Wrexham Unitary Development Plan.

5. In order to protect wildlife interests in accordance with Policy EC6 of the Unitary Development Plan

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