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 Mark Williams

Reference P/2026/0130

Decision Date 27/07/2026

Town and Country Planning Act, 1990

Location of Application

HOLLY HOUSE, SUMMERHILL ROAD, GWERSYLLT, WREXHAM, LL11 4SW

Description of Application

CODI WAL GONCRIT A FFENS BREN GYDA THIRLUNIO CYSYLLTIEDIG

ERECTION OF CONCRETE WALL AND TIMBER FENCE WITH ASSOCIATED LANDSCAPING

In reaching this decision the Council has had regard to the following relevant policies: -

Development Plan Policies:

GDP 1- Development Objectives
PS 11 - Biodiversity
PS2 - Broad Location of Development

Revision	Date	Description of Decision
0	27/07/2026	Planning permission issued
1	23/10/2026	Condition 3 Discharged – P/2026/0630

Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): 1) Details of Wall and Fence Plan - HHG 003b - dated 12.05.2026, 2) Accompanying Site Plan - HHG 004 - dated 25.07.2025, 3) Accompanying Site Location Plan - HHG 001 - dated 15.07.2025, 4) Accompanying Location Plan - dated 04.03.2026 and 5) Accompanying Application Form.

Applicant Mark Williams

Reference P/2026/0130

Decision Date 27/07/2026

2. Within three months of the date of this decision, the height of the fence shall be reduced 1.55 metres (as measured from the top of the retaining wall) in accordance with the details shown on the drawing. Details of Wall and Fence Plan - HHG 003b - dated 12.05.2026 and thereafter retained at that height.

3. Within three months of the date of this decision a scheme of soft landscaping and biodiversity enhancements shall have been submitted for the written approval of the local planning authority. The scheme shall include a timetable for its implementation. Landscaping shall thereafter be retained in accordance with the approved details. Any soft landscaping which, within a period of 5 years from the completion of the landscaping scheme, dies, is removed or becomes seriously damaged or diseased shall be replaced in the next planting season by soft landscaping of similar size and species to those originally planted.

Condition 3 Discharged – P/2026/0630 – 23/10/2026

Reason(s)

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

2. In the interests of the visual amenities of the area in accordance with Policy GDP1 of the UDP.

3. In the interests of the visual amenity of the area and to secure a net benefit to biodiversity in accordance with Policy GDP1 of the Wrexham Unitary Development Plan and paragraph 6.4.5 of Planning Policy Wales 12.

Note(s) to applicant

Notwithstanding the grant of planning permission, under section 167 of the Highways Act 1980, plans, sections and specifications for the wall must also be submitted to the Council, as Local Highways Authority for approval.

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 Mark Williams

Reference P/2026/0130

Decision Date 27/07/2026

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