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 Haydn Jones

Agent Mr Spencer Cullis
25 Sunningdale Close,
Wrexham, GB, LL13
9QU

Reference P/2026/0573

Date Received 02/09/2026

Decision Date 28/10/2026

Town and Country Planning Act, 1990

Location of Application

HIGHTREES, 111 ERDDIG ROAD, WREXHAM, LL13 7DS

Description of Application

ESTYNIAD I AC TRAWSNEWID GAREJ PRESENNOL I FFURFIO YSTAFELL GEMAU/CAMPFA/ EXTENSION TO AND CONVERSION OF EXISTING GARAGE TO FORM GAMES ROOM/GYM

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	28/10/2026	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):
Proposed Floor Plan & Site Plans (Rev A)
Proposed Elevations plan (Rev A)
Accompanying application form

3. The external surfaces of the building(s) shall be constructed of the materials specified on Proposed Elevation (Rev A)

4. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on Proposed Elevations plan (Rev A) and Green Infrastructure Statement have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

5. The landscaping scheme shown on the Proposed Floor Plan & Site Plans (Rev A) and in the Green Infrastructure Statement shall be fully implemented in strict accordance prior to the first use of the development, with the exception of soft landscaping which shall be carried out in the first planting season (November to March) or seeding season (April to September) following the first use. Any trees, hedgerows or plants which, following the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

6. The development shall be carried out in strict accordance with the following report submitted and approved as part of this application:
Arboricultural Impact Assessment by Shields Arboricultural Consultancy: Section 9 - Arboricultural Method Statement

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

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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7. The extension shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling house known as Hightrees (111 Erddig Road, Wrexham).

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 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.

5. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1, PS11, EC4, EC5 and EC6 of the Wrexham Unitary Development Plan.

6. To preserve the health, safety and amenity value of the tree(s) in accordance with Policies GDP1, PS11, EC4, EC5 and EC6 of the Wrexham Unitary Development Plan.

7. To ensure that the development is utilised as ancillary to the adjacent host dwelling and is used in the interests of residential amenity (gym/games room) in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant

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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