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 & Mrs Tom & Ellie Davies

Agent Gary Chester BCs MRICS
CARMEN, NOOK LANE, WESTON , SHREWSBURY, SY4 5LP

Reference P/2026/0598

Date Received 17/09/2026

Decision Date 05/11/2026

Town and Country Planning Act, 1990

Location of Application

GREENFIELD KENNELS, CHAPEL LANE, BRONINGTON, WHITCHURCH, SY13 3HP

Description of Application

DYMCHWEL ESTYNIAD UNLLAWR BRESENNOL AC ADEILADU ESTYNIAD OCHR DAU LAWR AC ESTYNIAD UNLLAWR I GEFN YR EIDDO

DEMOLITION OF EXISTING SINGLE STOREY EXTENSIONS AND ERECTION OF TWO STOREY SIDE EXTENSION AND 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	05/11/2026	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): 1) Proposed Elevations and Floor Plan - 26-121b, 2) Accompanying Ecological Impact Assessment Report - dated 25th August, 3) Accompanying Application Form and 4) Accompanying Location Plan, Site Plan and Existing Plans - 26-121a.

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on Proposed Elevations and Floor Plan - 26-121b, Accompanying Ecological Impact Assessment Report - dated 25th August and Accompanying Green Infrastructure and Net Biodiversity Benefit Statement have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

4. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

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.

4. 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..

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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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