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 Sean McBride

Reference P/2024/1291

Decision Date 03/03/2025

Town and Country Planning Act, 1990

Section 73

Location of Application

LAND TO THE NORTH AND SOUTH OF LANE FARM, ROSSETT ROAD, TREVALYN, ROSSETT, WREXHAM, LL12 0DS

Description of Application

AMRYWIO AMOD 5 O APÊL I BENDERFYNIADAPP/H6955/A/19/3231048 (P/2018/0560) I DIWYGIO MYNEDIAD

VARIATION OF CONDITION 5 OF APPEAL DECISION APP/H6955/A/19/3231048 (P/2018/0560) TO AMEND ACCESS

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

National Policies and Technical Advice Notes (TAN):

Future Wales Policy 1 - Where Wales will grow
Future Wales Policy 20 - National Growth Area - Wrexham and Deeside
TAN 12 : Design
Tan 15 : Development, flooding and coastal erosion
TAN 18 : Transport
TAN 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

CF2 - Provision of New Open Space
DM1 - Development Management Considerations
H1 - Housing Allocations
H2 - Affordable Housing, Non-Strategic Housing Allocations and Windfall Sites
NE1 - International and National Nature Conservation Designations
NE3 - Trees, Woodlands and Hedgerows
NE6 - Waste Water Treatment and River Water Quality
SP1 - Housing Provision

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SP11 - Transport and Accessibility
SP12 - Design Principles & Masterplanning Framework
SP14 - Natural Environment
SP18 - Climate Change
SP19 - Green Infrastructure
SP2 - Location of Development
SP5 - Planning Obligations
T1 - Managing Transport Impacts
T2 - Active Travel

Revision	Date	Description of Decision
0	03/03/2025	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. The development shall be carried out in accordance with the appearance, landscaping, layout or scale detailed approved under reserved matters approval reference P/2024/1074 on 2 December 2024.

2. The development shall be carried out in accordance with the phasing plan reference No. ROSSRD-PP.01 dated 4 May 2021. The affordable housing to be delivered within each phase shall consist of 25% of the total number of dwellings to be built on the site.

3. The development shall only be carried out in accordance with the following plans and documents: Drawing No. Plnc-100-37-RLP-01; and Drawing No. Plnc-100-37-SMPA-01 Revision B in respect of vehicular and pedestrian access.

4. The development shall take place in strict accordance with the Ascerta Arboricultural Impact Assessment, Rossett Road, Rossett, Wrexham, reference P.1416.20 Version E approved on 28 August 2023 under reference No. P/2021/0111.

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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5. The development shall be carried out in accordance with the foul water drainage scheme approved under reference No. P/2022/0241 on 7 December 2023 and the surface water drainage scheme approved under reference no. P/2023/0851 on 29 January 2024.

6. No dwelling shall be occupied on the land to the north of Rossett Road until the following scheme have been implemented in full in accordance with the details shown on drawing No. 3261-D004 Revision B approved on 22 August 2023 under reference No. P/2021/0111 and drawings Nos. 3261-D001 Revision Q, 3261-D002 Revision O, 3261-D003 Revision K, , 3261-D005 Revision D:
1. Speed limit amendments along Rossett Road;
2. Pedestrian footway links to Holt Road, Darland View, Trevalyn Hall View and Darland High School;
3. Provision of a pedestrian footway along the south side of Holt Road;
4. Bus stop provision; and
5. Street lighting along the Rossett Road frontage of the site.

7. No dwelling shall be occupied on the land to the south of Rossett Road until the following scheme have been implemented in full in accordance with the details shown on drawing No. 3261-D004 Revision B approved on 22 August 2023 under reference No. P/2021/0111 and drawings Nos. 3261-D001 Revision Q, 3261-D002 Revision O, 3261-D003 Revision K, , 3261-D005 Revision D:
1. Speed limit amendments along Rossett Road;
2. Pedestrian footway links to Holt Road and Trevalyn Way,
3. Provision of a pedestrian footway along the south side of Holt Road
4. Bus stop provision; and
5. Street lighting along the Rossett Road frontage of the site.

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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8. The following documents approved on 22 August 2023 under reference No. P/2021/0111 shall be adhered to throughout the construction phase of the development:
Construction Method Statement Revision D
Drawing no. ROSSRD-CMP.01 Revision B; and
Cheshire Ecological Services, Preliminary Ecological Appraisal & Badger Survey reference CES:750.084/06-21/GB dated June 2021

9. Prior to their first use the vehicular accesses shall provide visibility splays of 2.4 metres x 56 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

10. A 3 metre wide combined footway and cycleway that shall be provided along the full length of both frontages of the site with Rossett Road. The combined footways and cycleways shall be provided in accordance with the detailed approved on 2 December 2024 under reference P/2024/1074 prior to the first occupation of the dwellings in the respective phase of the development that they are situated within.

11. Public open space shall be provided on site within each phase in accordance with the detailed shown on the plans approved on 2 December 2024 under reference No. P/2024/1291.

12. Measures to encourage occupiers of the development to walk, cycle and use public transport shall be implemented in accordance with the details set out in the Eddisons Residential Travel Plan, Issue 1 dated 4 March 2022 approved on 22 August 2023 under reference No. P/2021/0111.

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13. Street lighting shall be installed in accordance with the details shown on Drawings Nos. 22475-D-01 Revision C (all sheets) and 21900-D-01 Revision B and in the Outdoor Lighting Report reference 22475-A-01C approved on 22 August 2023 under reference No. P/2021/0111.

Reason(s)

1. To comply with the provisions of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

2. In the interests of a co-ordinated approach to the development of the site.

3. To define the scope of the planning permission and in the interest of pedestrian and highway safety in accordance with policy DM1 of the Wrexham Local Development Plan.

4. To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of trees within/adjacent to the site in accordance with policy NE3 of the Wrexham Local Development Plan.

5. To ensure the propose management of surface water in order to avoid on or off-site flooding in accordance with policy DM1 of the Wrexham Local Development Plan.

6. To secure safe and convenient means of pedestrian access to the site in the interests of promoting sustainable transport choices in accordance with Policies DM1 and T2 of the Wrexham Local Development Plan.

7. To secure safe and convenient means of pedestrian access to the site in the interests of promoting sustainable transport choices in accordance with Policies DM1 and T2 of the Wrexham Local 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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8. In the interests of minimising disruption arising from the development as well as securing a sustainable use of materials excavated during construction in accordance with Policy DM1 of the Wrexham Local Development Plan.

9. To ensure that adequate visibility is provided at the proposed point of access to the highway in accordance with Policy DM1 of the Wrexham Local Development Plan.

10. To secure safe and convenient means of pedestrian access to the site in the interests of promoting sustainable transport choices in accordance with Policies DM1 and T2 of the Wrexham Local Development Plan.

11. In the interests of the appearance of the development and the standard of amenity afforded to future occupiers in accordance with Policies DM1 and CF2 of the Wrexham Local Development Plan.

12. To assist future occupiers of the development make sustainable transport choices in accordance with Policies DM1 and T2 of the Wrexham Local Development Plan.

13. To ensure the development takes place without harming statutory protected species in accordance with Policy DM1 of the Wrexham Local Development Plan.

David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wrecsam
Chief Officer Economy and Planning, Wrexham County Borough Council

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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Decision Date 03/03/2025

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council