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 Brunning & Price

Agent Mr Jonathan Phillips
Seacourt Tower, West Way, Oxford, United Kingdom, OX2 2JJ

Reference P/2025/0094

Date Received 03/02/2025

Decision Date 13/03/2025

Town and Country Planning Act, 1990

Location of Application

PANT YR OCHAIN HALL HOTEL, GRESFORD, WREXHAM, LL12 8TY

Description of Application

CODI STRWYTHUR BAR ALLANOL

ERECTION OF EXTERNAL BAR STRUCTURE

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

National Policies and Technical Advice Notes (TAN):

TAN 12 : Design
TAN 23 : Economic Development
TAN 24 : The Historic Environment
TAN 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
EM4 - Employment Development Outside of Settlement Limits
NE1 - International and National Nature Conservation Designations
NE3 - Trees, Woodlands and Hedgerows
NE6 - Waste Water Treatment and River Water Quality
SP8 - Economic Growth, Employment and Enterprise
SP12 - Design Principles & Masterplanning Framework
SP14 - Natural Environment
SP15 - Historic and Cultural Environment
SP19 - Green Infrastructure
SP2 - Location of Development

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 Brunning & Price

Reference P/2025/0094

Agent Mr Jonathan Phillips
Seacourt Tower, West Way, Oxford, United Kingdom, OX2 2JJ

Date Received 03/02/2025

Decision Date 13/03/2025

Revision	Date	Description of Decision
0	13/03/2025	Planning permission issued

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):
   - Block Plan, Drawing no: 04;
   - Existing Site Plan, Drawing no: 01;
   - External Bar Plans and Details, Drawing no: 02;
   - External Bar Elevations, Drawing no: 03;
   - Design and Access Statement dated 10 January 2025;
   - Access Statement dated 10/01/2025;
   - Design Statement dated 10/01/2025;
   - Green Infrastructure Statement dated 24 February 2025;
   - Heritage Statement dated 10 January 2025.

2. The Net Biodiversity Benefit measures (i.e. planters) that have been installed adjacent to the development hereby approved shall be maintained for the lifetime of the development.

3. At such time when the development hereby approved ceases to be used, within one month from the use ceasing the development shall be removed from the site in its entirety and the site area reinstated as turfed lawn.

Reason(s)

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

2. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

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 Brunning & Price

Agent Mr Jonathan Phillips
Seacourt Tower, West Way, Oxford, United Kingdom, OX2 2JJ

Reference P/2025/0094

Date Received 03/02/2025

Decision Date 13/03/2025

3. In the interests of the setting and historic importance of the adjacent Listed building, having regard to Policy SP15 of the Wrexham Local Development Plan.

Note(s) to applicant

Following the commencement of Schedule 3 of the Flood and Water Management Act, the works as proposed are required to obtain approval from the SuDS Approving Body (SAB) prior to commencement of those construction works. Further details of the SAB, the new national standards, the pre-application advice service and the application for approval process can be found on the Wrexham CBC's SAB webpage: https://www.wrexham.gov.uk/english/planning_portal/sab/sab.htm or by contacting the SAB Team directly at SAB@wrexham.gov.uk



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

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