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 Geoff Pettitt

Reference P/2025/0088

Agent Mrs Wendy Britner
Blueprint Architectural Services, Redwither Tower, Redwither Business Park, Wrexham, United Kingdom, LL13 9XT

Date Received 31/01/2025

Decision Date 16/04/2025

Town and Country Planning Act, 1990

Location of Application

YSGUBOR UCHA, PEN Y BRYN, PEN-Y-CAE, WREXHAM, LL14 1UA

Description of Application

TROSI YSGUBOR YN LLETY GWYLIAU / CONVERSION OF BARN TO HOLIDAY LET

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

National Policies and Technical Advice Notes (TAN):
TAN5 - Nature conservation and planning
TAN6 - Planning for sustainable rural communities
TAN12 - Design
TAN13 - Tourism
TAN18 - Transport

Wrexham Local Development 2013 – 2028:
DM1 - Development Management Considerations
EM4 - Employment Development Outside of Settlement Limits
NE1 - International and National Nature Conservation Designations
NE4 - Area of Outstanding Natural Beauty
NE6 - Waste Water Treatment and River Water Quality
SP2 - Location of Development
SP8 - Economic Growth, Employment and Enterprise
SP11 - Transport and Accessibility
SP12 - Design Principles & Masterplanning Framework
SP14 - Natural Environment
SP19 - Green Infrastructure
T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	16/04/2025	Planning permission issued

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Agent Mrs Wendy Britner
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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):
   - Existing Site and Location Plan, Drawing no: P163/002 Revision D (04/25);
   - As Built Plan, Drawing no: P163/002 Revision B (04/25);
   - Drawing no: EN 6 PE STD Revision A;
   - Design and Access Statement dated January 2025.

2. Within three months from the date of this permission, the measures to deliver net benefit for biodiversity (NBB) shown on the As Built Plan, Drawing no: P163/002 Revision B (04/25) shall have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

3. The development shall be occupied as holiday accommodation only and shall not at any time be occupied as a person's sole or main place of residence. An up to date register shall be kept at the holiday accommodation hereby permitted and be made available for inspection by the local planning authority upon request. The register shall contain details of the names of all of the occupiers of the accommodation, their main home addresses and their date of arrival and departure from the accommodation.

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.

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3 In the interests of highway safety and to ensure that the development is used in accordance with the purposes applied for, having regard to policies DM1, T1 and E5 of the Wrexham Local Development Plan.

Note(s) to applicant

The Council does not hold any records to confirm that the property has a private drinking water supply and it is therefore assumed to be served by mains water. If this is not the case, the holiday let may be subject to requirements of the Private Water Supplies (Wales) Regulations 2017 and the applicant is therefore advised to contact the Council's Private Water Supplies Officer at healthandhousing@wrexham.gov.uk or 01978 292040 to confirm the status of the water supply to this property.

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