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 John Pearson

Agent Mr John Pearson
Erddig Hall, Erddig,
Wrexham, LL13 0YT

Reference P/2025/0197

Date Received 04/03/2025

Decision Date 01/05/2025

Town and Country Planning Act, 1990

Location of Application

LAND ADJACENT TO CAR PARK, CHIRK CASTLE, CHIRK, WREXHAM, LL14 5AF

Description of Application

NEWID DEFNYDD TIR O AMAETHYDDOL I ATYNIAD TWRISTIAETH/YMWELWYR (SUI GENERIS) O 14/07/25 TAN 08/09/25 / CHANGE OF USE OF LAND FROM AGRICULTURE TO TOURIST/VISITOR (SUI GENERIS) FROM 14/07/25 TO 08/09/2025

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 18 : Transport
TAN 23 : Economic Development
TAN 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
EM4 - Employment Development Outside of Settlement Limits
NE6 - Waste Water Treatment and River Water Quality
SP12 - Design Principles & Masterplanning Framework
SP14 - Natural Environment
SP19 - Green Infrastructure
SP2 - Location of Development
T1 - Managing Transport Impacts
T2 - Active Travel

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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Erddig Hall, Erddig,
Wrexham, LL13 0YT

Date Received 04/03/2025

Decision Date 01/05/2025

Revision	Date	Description of Decision
0	01/05/2025	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):
   - Location Plan (March 2025)
   - Site Location Plan (March 2025)
   - Green Infrastructure Statement (March 2025)
   - Planning Statement (March 2025)
   - Proposed Site Plan (March 2025).

2. The use of the land as approved shall cease and be abandoned before 09/09/2025. The land together with any structures shall be completely removed and the land restored to its previous condition not later than one month after that date.

3. No part of the development shall commence until a plan to provide net benefit for biodiversity (NBB) i.e. a better outcome than if the site was left undeveloped has been submitted to, and approved in writing by, the Local Planning Authority. The measures shall be implemented in full, prior to first occupation / use of the development, and thereafter maintained.

Reason(s)

1. To comply with section 71ZA(2) of the Town and Country Planning Act 1990.

2. To ensure formal control by the Local Planning Authority and to ensure that the development does not adversely impact the amenity of the area in line with Policy DM1 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

Applicant Mr John Pearson

Agent Mr John Pearson
Erddig Hall, Erddig,
Wrexham, LL13 0YT

Reference P/2025/0197

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Decision Date 01/05/2025

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



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