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 John Kent

Agent Simon Smith
Missenden, Back
Lane, Bomere Heath,
Nr Shrewsbury, United
Kingdom, SY4 3PH

Reference P/2025/0085

Date Received 30/01/2025

Decision Date 02/06/2025

Town and Country Planning Act, 1990

Section 73

Location of Application

WILLMORE, THE CHEQUER, BRONINGTON, WHITCHURCH, SY13 2JQ

Description of Application

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VARIATION OF CONDITION 2 OF PLANNING PERMISSION P/2022/0792 TO AMEND DESIGN OF BUILDING/DWELLING

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 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
H7 - Housing in the Countryside
H8 - Replacement Dwellings in the Countryside
NE1 - International and National Nature Conservation Designations
NE6 - Waste Water Treatment and River Water Quality
SP11 - Transport and Accessibility
SP12 - Design Principles & Masterplanning Framework
SP14 - Natural Environment
SP19 - Green Infrastructure
SP2 - Location of Development
T1 - Managing Transport Impacts

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Decision Date 02/06/2025

Revision	Date	Description of Decision
0	02/06/2025	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
   - Drawing no's A1 (Location Plan) and A2 (Block Plan) dated 31.03.2025;
   - Sheet no. 2 (Figure 5 - Floorplan);
   - Sheet no. 3 (Figure 6 - First Floorplan);
   - Sheet no. 6 showing elevations - received on 08/05/2025;
   - Drawing no's A18, A19, A20, A21 and A22 detailing garage floorplan and elevations, dated 12.05.2025; and
   - Newt Precautionary Statement completed by En-Plan approved under ref: P/2022/1044 on 27/06/2023

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on Drawing A2 (Block Plan) dated 31.03.2025 and Sheet 6 (Showing elevations, received on 08/05/2025) have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

4. The development shall be carried out in strict accordance with the Newt Precautionary Statement completed by En-Plan which was approved under Ref: P/2022/1044 on 27th June 2023.

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5. The hedgerow shown to be reinstated on Drawing no. A2 (Block Plan) dated 31.03.2025 shall be planted prior to the first occupation of the dwelling hereby permitted. The hedgerow shall use a minimum of 5 of the following species: 80-85% Blackthorn Prunus spinose and Hawthorn Crataegus monogyna, 5-15% Hazel Corylus avellana or Field Maple Acer campestre, 0-5% Holly Ilex aquifolium Field Rose Rosa arvensis, Gooseberry Ribes uva-crispa, Bird Cherry Prunus padus or Dog Rose Rosa canina. 60cm+ bare-rooted transplants or pot grown plants shall be used for some species such as Holly. The plants should be in a double staggered row approximately 30cm apart with 6 plants per metre.

6. Prior to the first occupation of the dwelling hereby permitted is first occupied, the first floor window in the elevation facing west shall be fitted with obscured glazing to Pilkington Level 3 or equivalent and any part of the window that is less than 1.7m above the floor of the room in which it is installed shall be non-opening. The windows shall be permanently retained in that condition thereafter.

7. Prior to the first occupation of the dwelling hereby permitted, render shall be applied to the external surfaces in accordance with details first submitted to and approved in writing by the Local Planning Authority.

8. Prior to the first occupation a scheme of boundary treatment shall be implemented along the south-western boundary in accordance with a scheme that shall first have been submitted to and approved in writing by the Local Planning Authority. The means of enclosure erected or provided in accordance with the approved scheme shall thereafter be retained.

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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Missenden, Back
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Nr Shrewsbury, United
Kingdom, SY4 3PH

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Reason(s)

1. To ensure that no deleterious material is carried onto the highway, in the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan.

2. To comply with Section 91(3) 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. In order to protect wildlife interests in accordance with Policies DM1 and SP14, NE1 and NE2 of the Wrexham Local Development Plan.

5. To ensure that an appropriate mixture of native hedgerow is reinstated at the site, in the interests of biodiversity, having regard to Policies NE3 and SP14 of the Wrexham Local Development Plan.

6. To protect the amenities of the occupiers of nearby properties in accordance with Policy DM1 of the Wrexham Local Development Plan.

7. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies DM1, SP12 and SP14 of the Wrexham Local Development Plan.

8. To protect the amenities of the occupiers of nearby properties in accordance 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 John Kent

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Note(s) to applicant

Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:
- Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;
- Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of the notice can result in prosecution;
- Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.

The Applicant is advised that under the dust from construction and / or demolition activities can be judged to be causing a statutory nuisance to neighbouring properties. A legal notice can be served requiring that any dust nuisance is abated, and failure to comply with the requirements of the notice can result in prosecution. The applicant should contact the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.

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

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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Agent Simon Smith
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All works in relation to the implementation of this permission, including deliveries to and /or leaving the site, should be undertaken only between the hours of 07.30 to 18.00 Monday to Friday, 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60 Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

The applicant is further advised that any complaints received relating to noise of any type from the development may also be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints. This is done under the Statutory Nuisance provisions provided within the Environmental Protection Act 1990, and legal action may be taken where appropriate.

The applicant must adhere to the times given above wherever possible. If, however, there are urgent or unavoidable circumstances requiring work outside of the specified times, permission to proceed may be sought by contacting Environmental Health & Housing Standards at healthandhousing@wrexham.gov.uk or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.



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