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 and Mrs S Worsnop

Reference P/2025/0397

Agent Mr Scott Desert
68 High Street,
Tarporley, United
Kingdom, CW6 0AT

Date Received 08/05/2025

Decision Date 01/07/2025

Town and Country Planning Act, 1990

Location of Application

HIGHER HALL FARM, BOWLING BANK, WREXHAM, LL13 9RT

Description of Application

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ERECTION OF 2 OUTBUILDINGS

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

National Policies and Technical Advice Notes (TAN):
TAN 12 : Design

Development Plan:
PS1 Broad Location of Development (Settlement Limits)
PS2 Broad Location of Development (Not materially affect countryside, landscape, townscape, open space, natural environment)
PS8 Transport
PS11 Biodiversity
GDP1 Development Objectives (General Development Principles)

Revision	Date	Description of Decision
0	01/07/2025	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.

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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2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): Location Plan, Proposed Site Plan 21110-PL-1-1 Rev P, Proposed Floor Plan 21110-PL-1-2 Rev P, Proposed Elevations 1 21110_PL-110 Rev P, Proposed Elevations 2 21110_PL-111 Rev P and Proposed Roof Plan 21110_PL-1-3.

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown within the Green Infrastructure Statement and Proposed Site Plan 21110-PL-101 have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

4. The outbuildings shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling house known as Higher Hall Farm, LL13 9RT.

Reason(s)

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

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. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary 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 and Mrs S Worsnop

Agent Mr Scott Desert
68 High Street,
Tarporley, United
Kingdom, CW6 0AT

Reference P/2025/0397

Date Received 08/05/2025

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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