Y Gwasanaeth Cynllunio
Cyngor Bwrdeistref Sirol Wrecsam
Neuadd Y Dref, Wrecsam, LL11 1AY

Llinell Gymorth: 01978298994
E-bost: planning@wrexham.gov.uk
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Planning Service
Wrexham County Borough Council
Guildhall, Wrexham. LL11 1AY

Telephone: 01978298994
E-mail: planning@wrexham.gov.uk
Web: www.wrexham.gov.uk/planning

Application for Approval of Reserved Matters following Outline Approval

Town and Country Planning (Development Management Procedure) (Wales) Order 2012 - Article 21

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Town/city

Postcode

LL20 7RS

Description of site location (must be completed if postcode is not known)

Easting (x)

326822

Northing (y)

341137

Description

LAND ADJACENT TO LLWYBR Y GARTH AND CWMALIS ROAD YR OCHR FRONCYSYLLTE LLANGOLLEN LL20 7RS

Applicant Details

Name/Company

Title

Mr

First name

Alfred

Surname

Okore

Company Name

New Horizon Healthcare

Address

Address line 1

33 Grosvenor Road

Address line 2

Address line 3

Town/City

Wrexham

Country

Postcode

LL11 1BT

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Craig

Surname

Baugh

Company Name

CB Architectural Design

Address

Address line 1

41 Foster Road

Address line 2

Address line 3

Town/City

Wrexham

Country

United Kingdom

Postcode

LL11 2LT

Contact Details

Primary number

***** REDACTED ******

Secondary number

Email address

***** REDACTED ******

Development Description

Please indicate all those reserved matters for which approval is being sought:

- [x] Access
- [x] Appearance
- [x] Landscaping
- [x] Layout
- [x] Scale

Please provide a description of the approved development as shown on the decision letter

OUTLINE APPLICATION
FOR ERECTION OF DWELLING (ALL MATTERS RESERVED)
LAND ADJACENT TO LLWYBR Y GARTH YR OCHR FRONCYSYLLTE LLANGOLLEN

Reference number

P/2021/0983

Date of decision (date must be pre-application submission)

09/02/2024

Please provide a description of the reserved matters for which you are seeking consent

Details of the access, appearance, landscaping, layout, and scale, (hereinafter called “the reserved matters”) shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.

A scheme to provide ecological mitigation and net benefit for biodiversity (NBB) shall be submitted with the reserved matters. The scheme shall, as a minimum include the mitigation and enhancement measures outlined in Appendix III of the Preliminary Ecological Appraisal by Tyrer Ecological Consultants Ltd dated September 2021 and shall also include, but not be limited to:
i. A scheme of replacement tree planting at a ratio of 3:1;
ii. A scheme of native landscaping;
iii. A scheme of bat and bird box provision;
iv. Use of bee bricks within the development;
v. A scheme of provision for hedgehogs;
vi. A Landscape Management Plan.

Prior to first use of the development hereby permitted the vehicular access shall provide visibility splays of 2.4 metres x 25 metres in both directions measured to the centreline of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

Has the work already started?

- ◯ Yes
- ⊘ No

Supporting Information

Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

EO75/002, EO75/003

Please list all drawing numbers submitted with this application for approval

930/L(-)01 & 02.
930/Sk01, 02, 03, 04 & 05.
930/L(9)01

If applicable, please state the reasons for any changes to the original drawings

Additional information supplied

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

◯ Yes
⊘ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

⊘ Yes
◯ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

◯ The agent
⊘ The applicant
◯ Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

◯ Yes
⊘ No

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you?

◯ Yes
⊘ No

Declaration

I/We hereby apply for Approval of reserved matters as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Craig Baugh

Date

08/07/2025