Y Gwasanaeth Cynllunio
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Neuadd Y Dref, Wrecsam, LL11 1AY

Llinell Gymorth: 01978298994
E-bost: planning@wrexham.gov.uk
Gwe: www.wrexham.gov.uk/planning

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 Details Reserved by Condition

Town and Country Planning Act 1990; Historic Environment (Wales) Act 2023

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: 1

Suffix:

Property Name: Althrey Hall Farm Barns

Address Line 1: Overton Road

Address Line 2: Bangor-on-Dee

Town/city: Wrexham

Postcode: LL13 0DA

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

Easting (x): 337899

Northing (y): 344180

Description: Barns 1-4 in group of barns under code BAN P/2006/0527 opposite Althrey Hall

Applicant Details

Name/Company

Title

Mrs

First name

Amanda

Surname

Shehab

Company Name

Althrey Holdings Ltd.

Address

Address line 1

Althrey Farm

Address line 2

Overton Road

Address line 3

Bangor On Dee

Town/City

Wrexham

Country

United Kingdom

Postcode

LL13 0DA

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Contact Details

Primary number

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

Secondary number

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

Email address

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

Description of the Proposal

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

Change of use of redundant barns to residential use, as approved under Planning Ref: P/2006/0527 (renewed under P/2019/0650).

Reference number

BAN P/2006/0527

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

25/09/2006

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 10

Has the development already started?

- [x] Yes
- [ ] No

If Yes, please state when the development was started (date must be pre-application submission)

31/01/2011

Has the development been completed?

- [ ] Yes
- [x] No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- [ ] Yes
- [x] No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Ecological Impact Assessment and Bat Emergence Survey (Rev4 – 07 July 2025), prepared by Susan Worsfold BSc (Hons) ACIEEM.

This report includes the results of updated bat emergence surveys, a nesting bird assessment, site appraisal, and ecological recommendations. It addresses the full requirements of Condition 10 (or 9, depending on the application) and sets out mitigation and enhancement measures including:

* No roosting bats or nesting birds identified
* Installation of a bat loft in one garage
* Installation of bat boxes and bird boxes on buildings
* Planting of ~200m native hedgerow before occupation

The report is submitted in full to discharge the ecological condition as required prior to commencement.

Site Visit

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

- [x] 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
- [x] Other person

If Other has been selected, please provide contact details:

Title

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

First name

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

Surname

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

Phone Number

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

Email

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

Pre-application Advice

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

- [ ] Yes
- [x] No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) 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.

- [x] I / We agree to the outlined declaration

Signed

Amanda Shehab

Date

09/07/2025