

In pursuance of its powers under the Acts and 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 RW AND JL
EDWARDS

Reference P/2023/0583

Agent ROGER PARRY &
PARTNERS LLP MR
RICHARD CORBETT
The Estate Office
20 Salop Road
Oswestry
SY11 2NU

Date Received 17/08/2023

Decision Date 14/07/2025

Town and Country Planning Act, 1990

Location of Application

TYN TWLL LLANARMON DC WREXHAM LL20 7LH

Description of Application

CAIS AMLINELLOL AR GYFER ADEILADU ANNEDD MENTER WLEDIG (CADW POB MATER)

OUTLINE APPLICATION FOR ERECTION OF RURAL ENTERPRISE DWELLING
(ALL MATTERS RESERVED)

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

Development Plan Policies:

EC14 - Protection of Controlled Waters
EC6 - Biodiversity Conservation
GDP 1- Development Objectives
H5 - Housing in the Countryside
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS8 - Transport

Revision	Date	Description of Decision
0	14/07/2025	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

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Condition(s)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
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 (Drawing Number 775590 / RJC / 001 2023/07/28
 - Wider Location Plan (Drawing Number 775590 / RJC / 005 2023/07/28
 - Foul Drainage Specification Report (August 2024).
 - Landscaping Plan (Drawing Number 775590/ RJC / 004 2023/07/28
 - Proposed Block Plan (Drawing Number 775590 / RJC / 003 Rev A) 2023/07/28
 - Design And Access Statement December 2023
 - Preliminary Ecological Appraisal 23/08/23
3. Any application for approval of the reserved matters shall be made to the Local Planning Authority not later than three years from the date of this permission.
4. 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.

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5. The occupancy of the dwelling hereby approved shall be restricted to: a) a person solely or mainly working, or last working on a rural enterprise in the locality, or a widow, widower or surviving civil partner of such a person, and to any resident dependants; or, if it can be demonstrated that there are no such eligible occupiers,
b) a person or persons who would be eligible for consideration for affordable housing under the local authority's housing policies, or a widow, widower or surviving civil partner of such a person, and to any resident dependants.
6. The development shall be carried out in strict accordance with the findings and recommendations contained within "Preliminary Ecological Appraisal, 23/08/23". The mitigation measures hereby approved shall be fully implemented prior to first use of the development.
7. No external illumination within the site shall take place before a lighting scheme has been submitted to and agreed in writing by the Local Planning Authority. The lighting scheme shall be installed and operated in accordance with the approved details. No other lighting shall be used on any external part of the development.
8. 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 for the lifetime of the development.
9. No development shall commence until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved statement shall be adhered to throughout the construction period.

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10. No development shall take place until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority.
11. No part of the development shall commence until a scheme for the planting of trees and shrubs on site has been submitted to and approved in writing by the Local Planning Authority.
12. Prior to the commencement of the development hereby permitted, samples of the materials to be used in the construction of the external surfaces of the development shall have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
13. Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any Order revoking and re-enacting that Order with or without modification), no extensions shall take place to the dwelling.
14. Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any Order revoking and re-enacting that Order with or without modification), no buildings shall be erected.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
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3. To comply with Section 92 of the Town and Country Planning Act, 1990.
4. To comply with the provisions of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.
5. To ensure that the dwelling is only occupied by a rural enterprise worker or the widow, widower or surviving civil partner of such a person, and to any resident dependants or someone who qualifies for affordable housing, a widow, widower or surviving civil partner of such a person, and to any resident dependants.in accordance with Policies GDP1 and H5 of the Wrexham Unitary Development Plan.
6. In order to protect wildlife interests in accordance with Policies GDP1, PS11, EC4, EC5 and EC6 of the Wrexham Unitary Development Plan.
7. In order to protect wildlife interests in accordance with Policies GDP1, PS11, EC4, EC5 and EC6 of the Wrexham Unitary Development Plan.
8. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.
9. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
10. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1, PS11, EC4, EC5 and EC6 of the Wrexham Unitary Development Plan.

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11. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1, PS11, EC4, EC5 and EC6 of the Wrexham Unitary Development Plan.
12. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
13. To ensure formal control by the Local Planning Authority to assure that the built development in its scale, design and layout, and in its use of materials and landscaping, accords with the character of the site and does not adversely impact the surrounding landscape in accordance with Policy GDP1 of the UDP.
14. To ensure formal control by the Local Planning Authority to assure that the built development in its scale, design and layout, and in its use of materials and landscaping, accords with the character of the site and does not adversely impact the surrounding landscape in accordance with Policy GDP1 of the UDP.

Note(s) to applicant

Some public sewers and lateral drains may not be recorded on Dwr Cymru Welsh Water's maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist Dwr Cymru Welsh Water, the applicant is advised to contact the Operations Contact Centre at Dwr Cymru on 0800 085 3968 to establish the location and status of the sewer. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

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If a connection is required to the public sewerage system, the developer is advised to contact Dwr Cymru Welsh Water's Network Development Consultants on 0800 917 2652.

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

David Fitzsimon

***Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wreccsam
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](#)