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 Paul Clifton

Reference P/2025/0380

Agent Mrs Wendy Britner
Blueprint Architectural Services, Redwither Tower, Redwither Business Park, Wrexham, United Kingdom, LL13 9XT

Date Received 30/04/2025

Decision Date 21/07/2025

TOWN AND COUNTRY PLANNING ACT, 1990

Location of Application

124 RHOSNESNI LANE, WREXHAM, LL12 7NB

Description of Application

RHYDDHAU AMOD 3 (GOLEUADAU), 4 (SAMPLAU), 5 (DRAENIO), 6 (HALOGIAD), 7 (ADRODDIAD DILYSU), 8 (BIOAMRYWIAETH), 9 (TRINIAETH FFIN),10 (CYNLLUN RHEOLI TRAFFIG ADEILADU) A 11 (CYNLLUN RHEOLI DARPARIETH GWASANAETH) CANIATÂD CYNLLUNIO P/2022/0181 / DISCHARGE OF CONDITIONS 3 (LIGHTING), 4 (SAMPLES), 5 (DRAINAGE), 6 (CONTAMINATION), 7 (VALIDATION REPORT), 8 (BIODIVERSITY), 9 (BOUNDARY TREATMENT),10 (CONSTRUCTION TRAFFIC MANAGEMENT) AND 11 (SERVICE DELIVERY MANAGEMENT PLAN) OF PLANNING PERMISSION P/2022/0181

DECISION

The following details are **Approved**:

- Service Delivery Management Plan - Version 2 - May 2024
- Construction Traffic Management Plan - Version 1 - April 2025
- Materials Schedule - Materials specified at: Land to the Rear of 120, Rhosnesni Lane, Wrexham LL12 7NB
- Drainage Layout Plan Ref: RL-DL-200 Rev A
- Land to the rear of 120 Rhosnesni Lane, Wrexham, Phase 2 Contaminated Land Assessment, For: Cliftons of Wrexham Fund, October 2024, R3341-R02-v1, prepared by Smith Grant LLP' ,
- Plan Ref: C139/007 Rev A

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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