

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 MR G MANSFIELD

Reference P/2024/0190

Agent JIG ARCHITECTS
LTD UNIT 17 MOLD
BUSINESS PARK
UNIT 17 MOLD
BUSINESS PARK
WREXHAM ROAD
MOLD CH7 1XP

Date Received 06/03/2024

Decision Date 20/03/2025

Town and Country Planning Act, 1990

Section 73

Location of Application

BROAD OAK FARM LLYNDIR LANE BURTON WREXHAM LL12 0AU

Description of Application

AMRYWIO AMOD 1 CANIATÂD CYNLLUNIO P/2018/0888 I YMESTYN TERFYN
AMSER AR GYFER CYCHWYN DATBLYGIAD

VARIATION OF CONDITION 1 OF PLANNING PERMISSION P/2018/0888 TO
EXTEND TIME LIMIT FOR COMMENCEMENT OF DEVELOPMENT

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

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
H7 - Housing in the Countryside
H9 - Conversion of Buildings Outside of Settlement Limits to Residential Use
NE3 - Trees, Woodlands and Hedgerows
NE6 - Waste Water Treatment and River Water Quality
SP12 - Design Principles & Masterplanning Framework
SP14 - Natural Environment
SP15 - Historic and Cultural Environment
SP19 - Green Infrastructure
SP2 - Location of Development
T1 - Managing Transport Impacts
T2 - Active Travel

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 MR G MANSFIELD

Reference P/2024/0190

Agent JIG ARCHITECTS
LTD UNIT 17 MOLD
BUSINESS PARK
UNIT 17 MOLD
BUSINESS PARK
WREXHAM ROAD
MOLD CH7 1XP

Date Received 06/03/2024

Decision Date 20/03/2025

Revision	Date	Description of Decision
0	20/03/2025	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 three years from the date of this permission.
2. The development shall only be carried out in strict accordance with the details shown on the drawing(s) approved in connection with planning permission P/2018/0888, referenced:-
 - 1:250 Proposed Access Arrangement/Improvements (Dwg No. VN70889-SK03 Rev A),
 - 1:500 Swept Path Analysis (Dwg No. VN70889-TR100 Rev A) (dated 04/02/2019)
 - 1:200 Proposed Site Layout (Dwg No. L04 P6)
 - 1:100 Proposed Floor Plans & Elevations Units 9 & 10 (Dwg No. L08.06 P2),
 - 1:100 Proposed Elevations Sheet 1 Units 1 - 8 (Dwg No. L08.04 P2),
 - 1:100 Proposed Elevations Sheet 2 Units 1 - 8 (Dwg No. L08.05 P2),
 - 1:100 Proposed Ground Floor Units 1 - 8 (Dwg No. L08.01 P2),
 - 1:100 Proposed First Floor Units 1 - 8 (Dwg No. L08.02 P1),
 - 1:100 Proposed Second Floor Units 1 - 8 (Dwg No. L08.03 P2),
 - 1:100 Typical Parking Barn - 4 Space (Dwg No. L09.01 P1),
 - 1:200 Landscaping Framework (Dwg No. L10 P2)
 - 1:100 Proposed Bat Mitigation (Dwg No. L11 P2)

Applicant MR G MANSFIELD

Reference P/2024/0190

Agent JIG ARCHITECTS
LTD UNIT 17 MOLD
BUSINESS PARK
UNIT 17 MOLD
BUSINESS PARK
WREXHAM ROAD
MOLD CH7 1XP

Date Received 06/03/2024

Decision Date 20/03/2025

3. Prior to their use on the development, samples of all external facing and roofing materials for use on the existing barns and proposed parking barns, shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.
4. Prior to their installation on each dwelling, drawings to a scale of 1:5 and 1:20 fully detailing all new or replacement windows and doors shall be submitted to and approved in writing by the Local Planning Authority. The details shall fully describe the proposed materials, decorative/protective finishes, method of opening and glazing type and include cross sections for glazing bars, sills and heads etc. The works shall only be carried out in strict accordance with such details as are approved.
5. The first floor windows serving the en-suites in Units 5 and 6 as shown on plan no. L08.02 P1, approved in connection with planning permission P/2018/0888, shall be obscurely glazed and thereafter retained for the lifetime of the development.
6. All new and any replacement rainwater goods shall be cast iron and finished in black.
7. Notwithstanding the approved Landscaping Framework (Dwg No. L10 P2) approved in connection with planning permission P/2018/0888, and prior to commencement of development, full details of a hard and soft landscaping scheme, to include bin storage, the removal of hard standing at the rear of the site, native planting as well as type, positions, materials and design of all boundary treatments, together with a timescale for implementation of works shall be submitted to and approved in writing by the Local Planning Authority.

Applicant MR G MANSFIELD

Reference P/2024/0190

Agent JIG ARCHITECTS
LTD UNIT 17 MOLD
BUSINESS PARK
UNIT 17 MOLD
BUSINESS PARK
WREXHAM ROAD
MOLD CH7 1XP

Date Received 06/03/2024

Decision Date 20/03/2025

8. The landscaping scheme submitted and approved in connection with condition no. 7 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.
9. 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.
10. No part of the development shall commence until a noise survey in order to determine noise levels for both day and night has been carried out, and a detailed report of the survey findings together with a detailed scheme of noise attenuation and or noise insulation measures has been submitted to and approved in writing by the Local Planning Authority. The measures as are approved shall be fully implemented prior to the first occupation / use of the development.
11. No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the Plan as is approved has been fully implemented.
12. The existing northern most vehicular access as shown and labelled on plan no. L04 P6, approved in connection with planning permission ref: P/2018/0888, shall be permanently closed up prior to first use of the new vehicular accesses hereby approved.

Applicant MR G MANSFIELD

Reference P/2024/0190

Agent JIG ARCHITECTS
LTD UNIT 17 MOLD
BUSINESS PARK
UNIT 17 MOLD
BUSINESS PARK
WREXHAM ROAD
MOLD CH7 1XP

Date Received 06/03/2024

Decision Date 20/03/2025

13. Prior to first use of the development hereby approved, the central vehicular access shall provide visibility splays of 2.4m x 49m in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1m in height above the level of the nearside edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
14. The access, highway improvements and carriageway widening as shown on the plan ref: 1:250 Proposed Access Arrangement/Improvements Rev A, approved as part of planning permission ref: P/2018/0888, shall be carried out and fully implemented prior to first occupation of the development hereby approved.
15. The southern-most access point as shown and labelled on plan no. L04 P6, approved as part of planning permission ref: P/2018/0888, shall not be used by vehicles at any time.
16. Notwithstanding the approved bat mitigation building as shown on Drwg No. L11 P2, approved in connection with planning permission ref: P/2018/0888, further details in regards to design, appearance and proposed mitigation shall be submitted to, and approved in writing by the Local Planning Authority prior to first occupation of the development. The mitigation measures shall be fully implemented prior to first beneficial use / occupation of the development.
17. A compliance audit shall be carried out by a qualified ecologist, independently of the appointed principal ecologist, in accordance with details which have been submitted to, and approved in writing by, the Local Planning Authority. A copy of the completed audit reports should be submitted to and approved in writing by the Local Planning Authority after each phase of development.

Applicant MR G MANSFIELD

Reference P/2024/0190

Agent JIG ARCHITECTS
LTD UNIT 17 MOLD
BUSINESS PARK
UNIT 17 MOLD
BUSINESS PARK
WREXHAM ROAD
MOLD CH7 1XP

Date Received 06/03/2024

Decision Date 20/03/2025

18. The post construction bat monitoring scheme ref: Bat Monitoring Scheme, Sambrook Associates Ltd, Rebecca Sambrook, Dated 14/11/2023, ref BRO_R006 V2 and Appendix A, submitted and approved in connection with planning permission ref: P/2018/0888 shall be fully implemented.
19. The development shall be carried out in strict accordance with the RAMs ref: Great Crested Newt Reasonable Avoidance Measures, Sambrook Associates Ltd, Rebecca Sambrook, Dated 14/11/2023, ref BRO_R005V2, submitted and approved as part of planning permission ref: P/2018/0888.
20. The finished floor levels of the development hereby approved shall be set no lower than 300mm above adjacent ground levels.
21. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2013 and 1995 (or any order revoking or re-enacting that Order with or without modification), no further development shall take place under Classes A - E of Schedule 2 Part 1 or Class A of Schedule 2, Part 2 other than the development hereby granted permission.
22. The demolition of the buildings labelled on the approved Site Layout Plan Dwg No. L04 P6 and the demolition of the structures shown on Dwg No. L02 P1, approved as part of planning permission ref: P/2018/0888, shall be undertaken prior to commencement of the development hereby approved.

Applicant MR G MANSFIELD

Reference P/2024/0190

Agent JIG ARCHITECTS
LTD UNIT 17 MOLD
BUSINESS PARK
UNIT 17 MOLD
BUSINESS PARK
WREXHAM ROAD
MOLD CH7 1XP

Date Received 06/03/2024

Decision Date 20/03/2025

25. The scheme for the drainage of foul water shall be implemented on site prior to the first beneficial use / occupation of the development in strict accordance with the details set out in the NRW Environmental Permit reference: EPR/DB3399ZN 'Sewage treatment systems serving Broad Oak Farm', Dated 04/02/2025, granted under The Environmental Permitting (England & Wales) Regulations 2016.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To define the scope of the planning permission.
3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with LDP Policy DM1.
4. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with LDP Policy DM1.
5. In the interest of safeguarding residential amenities of neighbouring occupiers in accordance with LDP Policy DM1.
6. To ensure the works reflect the character and appearance of the buildings in accordance with LDP Policy DM1.
7. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with LDP Policy DM1.

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 MR G MANSFIELD

Reference P/2024/0190

Agent JIG ARCHITECTS
LTD UNIT 17 MOLD
BUSINESS PARK
UNIT 17 MOLD
BUSINESS PARK
WREXHAM ROAD
MOLD CH7 1XP

Date Received 06/03/2024

Decision Date 20/03/2025

8. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with LDP Policy DM1.
9. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.
10. To protect the amenities of the occupiers of the proposed dwellings in accordance with LDP Policy DM1.
11. In the interests of highway safety in accordance with LDP Policies T1 and DM1.
12. In the interests of highway safety in accordance with LDP Policies T1 and DM1.
13. In the interests of highway safety in accordance with LDP Policies T1 and DM1.
14. In the interests of highway safety in accordance with LDP Policies T1 and DM1.
15. To ensure the footway across the site frontage is achieved and to reduce potential noise and nuisance impacts to the outdoor amenity areas serving Units 7 and 8 in accordance with LDP Policies T1 and DM1.
16. In order to protect wildlife interests, which are afforded special protection in accordance with LDP Policies SP14 and DM1.
17. In order to protect wildlife interests, which are afforded special protection in accordance with LDP Policies SP14 and DM1.
18. In the interest of safeguarding protected species in accordance with LDP Policies SP14 and DM1.

Applicant MR G MANSFIELD

Reference P/2024/0190

Agent JIG ARCHITECTS
LTD UNIT 17 MOLD
BUSINESS PARK
UNIT 17 MOLD
BUSINESS PARK
WREXHAM ROAD
MOLD CH7 1XP

Date Received 06/03/2024

Decision Date 20/03/2025

19. To protect great crested newts which may otherwise be adversely impacts upon by the development hereby approved in accordance with LDP Policies SP14 and DM1.
20. To reduce the risk of flooding to the proposed development and future occupants in accordance with LDP Policy DM1.
21. Due to the restricted application site and the character and appearance of the development surrounding area, it is considered important to ensure that no additional development as described in the condition is carried out without the permission of the Local Planning Authority in accordance with LDP Policy DM1.
22. In the interest of achieving a satisfactory appearance and to safeguard against any potential future use of these buildings for agricultural purposes in accordance with LDP Policy DM1.
25. To protect the integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment in accordance with in accordance with LDP Policy DM1.

Note(s) to applicant

Warning: An European protected species (EPS) Licence is required for this development. This planning permission does not provide consent to undertake works that require an EPS licence.

It is an offence to deliberately capture, kill or disturb EPS or to recklessly damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine.

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 MR G MANSFIELD

Reference P/2024/0190

Agent JIG ARCHITECTS
LTD UNIT 17 MOLD
BUSINESS PARK
UNIT 17 MOLD
BUSINESS PARK
WREXHAM ROAD
MOLD CH7 1XP

Date Received 06/03/2024

Decision Date 20/03/2025

To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at <https://naturalresources.wales/conservation-biodiversity-and-wildlife/european-protected-species/?lang=en>

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

Detailed advice has been issued by Natural Resources Wales which is available on the Council's planning applications website.

In line with the Welsh Government's decarbonisation targets, Welsh Government published the Electric Vehicle Charging Strategy, setting out its plans for charging electric cars and vans in Wales. In the interest of supporting and encouraging low emission vehicles, in the interest of air quality enhancement, and to comply with the aims and objectives of the Electric Vehicle Charging Strategy, we encourage the provision of electric vehicle charge points and recommend the following minimum standard for numbers and power output:

- One Standard Electric Vehicle Charging Point providing a continuous supply of at least 16A (3.5kW) for at least 10% of parking spaces;
- A Standard Electric Vehicle Charging Point is one which is capable of providing a continuous supply of at least 16A (3.5kW) and up to 32A (7kW). The higher output is more likely to be futureproof;
- The electrical supply of the final installation should allow the charging equipment to operate at full rated capacity;
- The installation must comply with all applicable electrical requirements in force at the time of installation.

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 MR G MANSFIELD

Reference P/2024/0190

Agent JIG ARCHITECTS
LTD UNIT 17 MOLD
BUSINESS PARK
UNIT 17 MOLD
BUSINESS PARK
WREXHAM ROAD
MOLD CH7 1XP

Date Received 06/03/2024

Decision Date 20/03/2025

All works in relation to the implementation of this permission, including deliveries to and /or leaving the site, should be undertaken only between the hours of 07.30 to 18.00 Monday to Friday, 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60 Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

The applicant is further advised that any complaints received relating to noise of any type from the development may also be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints. This is done under the Statutory Nuisance provisions provided within the Environmental Protection Act 1990, and legal action may be taken where appropriate.

The applicant must adhere to the times given above wherever possible. If, however, there are urgent or unavoidable circumstances requiring work outside of the specified times, permission to proceed may be sought by contacting Environmental Health & Housing Standards at healthandhousing@wrexham.gov.uk or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.

Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:

- Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;
- Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of the notice can result in prosecution;
- Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

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 MR G MANSFIELD

Reference P/2024/0190

Agent JIG ARCHITECTS
LTD UNIT 17 MOLD
BUSINESS PARK
UNIT 17 MOLD
BUSINESS PARK
WREXHAM ROAD
MOLD CH7 1XP

Date Received 06/03/2024

Decision Date 20/03/2025

To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.

The Applicant is advised that under the dust from construction and / or demolition activities can be judged to be causing a statutory nuisance to neighbouring properties. A legal notice can be served requiring that any dust nuisance is abated, and failure to comply with the requirements of the notice can result in prosecution. The applicant should contact the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.

You are advised to consult the Natural Resources Wales (NRW) regarding the possible requirement for discharge consent under the provisions of the Water Act, 1989.

You should check carefully that the levels agreed as part of this permission are complied with. Any divergence from these levels is likely to invalidate your permission and could result in enforcement action which could require demolition of the building(s).

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](#)