

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	LUBEK DEVELOPMENTS	Reference	P/2023/0476
Agent	EMERY PLANNING MR JOHN COXON 1-4 SOUTH PARK BUSINESS COURT 1-4 SOUTH PARK BUSINESS COURT HOBSON STREET MACCLESFIELD SK11 8BS	Date Received	14/07/2023
		Decision Date	22/01/2025

Town and Country Planning Act, 1990

Section 73

Location of Application

LAND AT WALLED GARDEN WYNNSTAY HALL ESTATE RUABON WREXHAM
LL14 6LD

Description of Application

AMRYWIO AMODAU 2 A 9 CANIATAD CYNLLUNIO P/2019/0913 I DIWYGIO
CYNLLUNIO CYMERADWY (LEINIAU 6 A 7)
VARIATION OF CONDITIONS 2 AND 9 OF PLANNING PERMISSION P/2019/0913
TO AMEND APPROVED PLANS (PLOTS 6 AND 7).

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

National Policies and Technical Advice Notes (TAN):

Future Wales Policy 1 - Where Wales will grow

Future Wales Policy 20 - National Growth Area - Wrexham and Deeside

TAN 12 : Design

TAN 24 : The Historic Environment

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations

H7 - Housing in the Countryside

NE1 - International and National Nature Conservation Designations

NE6 - Waste Water Treatment and River Water Quality

SP14 - Natural Environment

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DEVELOPMENTS

Reference P/2023/0476

Agent EMERY PLANNING
MR JOHN COXON 1-4
SOUTH PARK
BUSINESS COURT
1-4 SOUTH PARK
BUSINESS COURT
HOBSON STREET
MACCLESFIELD
SK11 8BS

Date Received 14/07/2023

Decision Date 22/01/2025

SP15 - Historic and Cultural Environment

SP2 - Location of Development

Revision	Date	Description of Decision
0	22/01/2025	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. The development hereby permitted shall be commenced before 22 August 2024.

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- The development shall only be carried out in strict accordance with the following approved drawings:

Plots 1 - 5

AL[0]00: Landscape Plan Rev C (Minus Plots 6 & 7)

AL[0]01: Proposed Site Plan Rev A (Minus Plots 6 & 7)

AL[0]02: Sectional Elevations A-E

AL[0]02: Sectional Elevations F-H

AL[0]03: Plot 1 Floor Plans

AL[0]04: Plot 2 Floor Plans

AL[0]05: Plot 3 Floor Plans

AL[0]06: Plot 4 Floor Plans

AL[0]07: Plot 5 Floor Plans

Plot 6 & 7

05/23/57 5: Proposed Site and Landscaping Plan

05/23/57 3: Proposed Elevations A-B

05/23/57 4: Proposed Elevations C-D

05/23/57 1: Proposed Plans and Elevations (Plot 6)

05/23/57 2: Proposed Plans and Elevations (Plot 7)

Plots 1 - 7

AL[0]11: Detail Sample

AL[0]13: Detail of Gable Eaves

AL[0]14: Details

AL[0]14: Garage Door Details

AL[0]15: Large Window Details

- Development shall be carried out in strict accordance with the details within the eDNA Survey for Great Crested Newts Dated 19th July 2021.

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4. No external facing or roofing materials shall be used on the development other than those shown on the External Finishes Schedule Revision A received 13th April 2022 (reference P/2022/0263) and aluminium frames to the conservatories for plots 1 and 2.
5. No dwelling shall be occupied until the Kitchen Garden and the Link Garden have been fully restored in strict accordance with a scheme that shall first have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include full details of the siting and appearance of a fountain to be provided within the Link Garden.
6. The Kitchen Garden and Link Garden shall be managed in accordance with the Lifetime Maintenance of Landscaped Areas and Gardens at Wynnstay Hall Walled Gardens Dated 3rd July 2023 and applicant email dated 05/10/2023.
7. All hard landscaping shall be carried out prior to the first occupation of the dwellings hereby granted permission in strict accordance with approved drawing AL(0)00: Landscape Plan Rev C.
8. Soft landscaping and tree planting shall be carried out in strict accordance with the Detailed Planting Plan – Plant Schedule, Implementation and Maintenance Notes Drawing Number D9348.002 Dated 07/04/2022 and applicant email dated 05/10/2023. The soft landscaping and tree planting scheme shall be maintained in accordance with the approved Maintenance Plan.

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9. Each dwelling shall be provided with parking areas in accordance with the details shown on the approved drawing AL[0]01: Proposed Site Plan (plots 1-5) and 05/23/57 5: Proposed Site and 4 Landscaping Plan (plots 6 & 7) prior to first occupation of that dwelling.
10. All works in relation to the implementation of this permission, including deliveries to and / or leaving the site, shall be undertaken only between the hours of 7.30 and 18.00 Monday to Friday, and 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday unless the prior written approval of the Local Planning Authority has been obtained.
11. Notwithstanding the provisions Schedule 2, Part 1, Classes A, B, C, D and E of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any order revoking, re-enacting that Order with or without modification), no development permitted by those classes shall take place.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
3. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies SP14 and NE1 of the Wrexham Local Development Plan.

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4. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policy DM1 of the Wrexham Local Development Plan.
5. To secure the restoration of a site of historical interest in accordance with policy SP15 of the Wrexham Local Development Plan.
6. To secure the restoration of a site of historical interest in accordance with policy SP15 of the Wrexham Local Development Plan.
7. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policy DM1 of the Wrexham Local Development Plan.
8. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policy DM1 of the Wrexham Local Development Plan.
9. To provide for the parking of vehicles clear of the highway in accordance with Policy DM1 of the Wrexham Local Development Plan.
10. To protect the amenities of the occupiers of nearby properties in accordance with Policy DM1 of the Wrexham Local Development Plan.

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11. Due to the rural location of the site and in order to protect a registered Park and Garden from inappropriate development in accordance with policies DM1 and SP15 of the Wrexham Local Development Plan.

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](#)