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 and Mrs Craddock

Reference P/2025/0365

Agent Halls Holdings Ltd
Halls Holdings House,
Bowmen Way,
Battlefield,
Shrewsbury, United
Kingdom, SY43DR

Date Received 24/04/2025

Decision Date 28/08/2025

Historic Environment (Wales) Act 2023

Location of Application

BRUNETT FARM, TYBROUGHTON, WHITCHURCH, SY13 3BA

Description of Application

CANIATÂD ADEILAD RHESTREDIG AR GYFER ADEILADU TRAC AMAETHYDDOL I WELLA MYNEDIAD A PHOB GWAITH CYSYLLTIEDIG A HYNNY

LISTED BUILDING CONSENT FOR CONSTRUCTION OF AGRICULTURAL TRACK TO IMPROVE EXISTING ACCESS AND ALL ASSOCIATED WORKS

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

Development Plan Policies:

EC6 - Biodiversity Conservation
EC9 - Listed Buildings of Special Architectural or Historic Interest

Revision	Date	Description of Decision
0	28/08/2025	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. The works hereby granted consent shall be commenced before the expiry of five years from the date of this consent.

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

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2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
   - Heritage Impact Assessment, Brunett Fram, Ref: HPL 12681 Document ref: 12681-202503-001 Date: March 2025 Rev: A,
   - 12681-005 Rev A,
   - Proposed Site Plan 1261-003 Rev B

3. The works shall be constructed of the materials specified on 12681-005 Rev A.

4. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) as shown on Proposed Site Plan ref: 1261-003 Rev B have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

Reason(s)

1. To comply with Section 98 of the Historic Environment (Wales) Act 2023.

2. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

3. 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.

4. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

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

Applicant Mr and Mrs Craddock

Agent Halls Holdings Ltd
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Shrewsbury, United
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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