

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 RHIAN ELIZABETH
HUGHES

Reference P/2023/0654

Agent SUSTAIN
ARCHITECTURE
MATTHEW ROBERTS
PEN LLAN FARM
SUSTAIN
ARCHITECTURE,
PEN LLAN FARM,
MOUNTAIN ROAD,
CILCAIN, MOLD, CH7
5PB

Date Received 08/08/2023

Decision Date 02/09/2025

Town and Country Planning Act, 1990

Location of Application

PARK VIEW GATEWEN FARM ROAD NEW BROUGHTON WREXHAM LL11 6YA

Description of Application

DYMCHWEL ANNEDD BRESEBBOL A CHODI ANNEDD NEWYDD

DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACEMENT DWELLING

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

Development Plan Policies:

EC 1 - Green Barriers
EC 4 - Hedgerows, Trees and Woodland
EC6 - Biodiversity Conservation
EC9 - Listed Buildings of Special Architectural or Historic Interest
H10 - Replacement Dwellings in the Countryside
H5 - Housing in the Countryside
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS2 - Broad Location of Development
T8 - Parking

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Revision	Date	Description of Decision
0	02/09/2025	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 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):
Drawing No. 14-007 PL01.1 Revision A
Drawing No. 14-007 PL02.1 Revision B
Drawing No. 14-007 PL05.1 Revision A
Drawing No. 14-007 PL06.1 Revision A
Drawing No. 14-007 PL07.1
3. If demolition of the dwelling does not occur within 12 months of the date of this planning permission, no demolition works shall take place after that date until details of additional bat surveys and full details of any mitigation measures, as may be necessary, including a timetable for their implementation, have been submitted to and approved in writing by the Local Planning Authority. The development shall therefore be carried out in strict accordance with the mitigation measures as approved.

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4. Within three months of commencement of the development hereby permitted, a scheme of landscaping, to include a Landscaping Management Plan, shall be submitted for the written approval of the Local Planning Authority. Landscaping shall be undertaken in accordance with the approved scheme. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting (November to March) and seeding seasons following the first use of the development (April to September). Thereafter the landscaping shall be managed in accordance with the approved Landscaping Management Plan
5. The development shall be carried out in accordance with the Reasonable Avoidance Measures set out in Section 4: Reasonable Avoidance and Mitigation Measures of the Clwydian Ecology Bat Activity Survey dated 13 June 2025.
6. Prior to the first occupation of the dwelling, a bat box and bird boxes shall be installed in accordance with the details in Section 3. Conclusions, Impacts and Recommendations and Section 5. Nesting Birds of the Clwydian Ecology Bat Activity Survey dated 13 June 2025. The bat box and bird boxes shall thereafter be permanently retained.

Reason(s)

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

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2. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
3. In order to protect wildlife interests in accordance with Policy EC6 of the UDP.
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 GDP1 of the Wrexham Unitary Development Plan and to ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.
5. To ensure the development does not have an adverse impact on a statutorily protected species and in accordance with Policy EC6 of the Wrexham Unitary Development Plan.
6. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

David Fitzsimon

***Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wreccsam
Chief Officer Economy and Planning, Wrexham County Borough Council***

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Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

[Planning and building control | Wrexham County Borough Council](#)