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 RICHARD GEE

Reference P/2025/0075

Decision Date 30/09/2025

Town and Country Planning Act, 1990: Section 96A

Non-material amendment to Planning Permission

Location of Application

LAND WEST OF LEY FARM, GREEN LANE, HALTON, CHIRK, WREXHAM, LL14 5BG

Description of Application

DIWYGIAD ANSYLWEDDOL I GANIATÂD CYNLLUNIO 4/2006 I YCHWANEGU AMOD A NIFER YR AMODAU

NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 4/2006 TO ADD A CONDITION AND NUMBER THE CONDITIONS

In pursuance of its powers under Section 96A of the above Act, the Council hereby amends planning permission .

You are advised that this is not a new notice of planning permission. It amends but does not replace the planning permission as mentioned above.

Approved Details: The decision notice is amended to state -

Layout and erection of 85 Dwellings with Garages and alteration of existing access between Chirk Green Wood and Ley Farm, Chirk in accordance with the particulars and plans comprising your application dated 5th April 1977 subject to the compliance with the condition(s) specified hereunder

Conditions

1.The development to which this permission related must be begun not later than the expiration of 5 years beginning with the date on which this permission is granted.

2.The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
Site Information LFC 1
Sections A-A and B-B LFC 2
Ley Farm Site. Site Plan 7

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Site Layout LFC 10
Type 'A' 2 Bed Semi Detached House LFC 11
Type 'B' (1) 3 Bed Semi Detached House LFC 12
Type B2 2 Bed Semi Detached House LFC 13
Type C 3 Bed Detached House LFC 14
Type D 2 Bed Bungalow LFC 15

3.Full drainage details for the site shall be submitted for the approval of the Local Planning Authority.

4.Samples of the bricks and roof tiles to be used in the proposed development shall be submitted for the approval of the Local Planning Authority, and the colour(s) of rendering shall also be agreed by the Local Planning Authority.

5.Details of a landscaping scheme for the site to include in particular the adventure playground amenity open space, specifying numbers and types of trees and shrubs, shall be submitted for the Local Planning Authority's approval.

6.The estate road shall be extended at it southern end to the boundary of the application site, and shall be constructed to the same specifications as that shown on the submitted layout plan LFC 10.

7.No fences, walls, hedges or other means of enclosure, including screen fencing shall be erected without the prior approval of the Local Planning Authority.

8.Full details of the following shall be submitted for the approval of the Local Planning Authority prior to the site works commencing -
a) A layout of the proposed road surface water drainage system, together with full details of outfall proposals.
b) Longitudinal section(s) of the proposed road surface water sewers.
c)Longitudinal and cross sections of proposed roads.

Reasons
1.In order to comply with the provisions of the Town and Country Planning Act, 1971

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

3.No details supplied with application

4.In the interests of amenity

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Applicant MR RICHARD GEE

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5.In the interests of amenity

6.To enable the convenient development at some future date of land to the south of the application site

7.In the interests of amenity

8.To provide satisfactory access for the traffic which is likely to be generated by the development in the area and to ensure that the estate road surface water is adequately drained.

Ian Jones

Prif Swyddog Dros Dro Yr Economi a Chynllunio
Interim Chief Officer Economy and Planning

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council