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 Gareth Venn

Reference P/2025/0214

Decision Date 09/10/2025

Town and Country Planning Act, 1990

Location of Application

LAND OFF, MILLER ROAD, BRYMBO, WREXHAM, LL11 5HX

Description of Application

NEWID DEFNYDD O DIR I OFOD CYMUNEDOL, GAN GYNNWYS LLEOLI 2 GYNHWYSYDD DIM STORIO, GOSOD TOILED COMPOST, ARDAL CHWARAE, GOFOD YSGOL GOEDWIG A LLWYBR BEICIAU

CHANGE OF USE OF LAND TO COMMUNITY SPACE, INCLUDING SITING OF 2 NO STORAGE CONTAINERS, INSTALLATION OF COMPOST TOILET, PLAY AREA, FOREST SCHOOL SPACE AND BIKE TRACK

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

Development Plan Policies:

CLF 2 - New Facilities
CLF 6- Informal Recreation
EC13 - Surface Water Run-off
EC16 - Derelict Land
EC 4 - Hedgerows, Trees and Woodland
EC6 - Biodiversity Conservation
GDP 1- Development Objectives
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS2 - Broad Location of Development
PS4 - Broad Location of Development
T8 - Parking

Revision	Date	Description of Decision
0	09/10/2025	Planning permission issued

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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):
   - Location Plan Drawing Scale 1:1250 dated 24/02/2025;
   - Drawing TQRQM25050135827579 dated 09 May 2025;
   - Storage Container Drawing (Floor Area 13.9sqm);
   - Storage Container Drawing (Floor area 6.8sqm);
   - Bike Rack Document received on 7th May 2025;
   - Preliminary Ecological Appraisal V2 ref: EE.4665.24.2.KW;
   - Arboricultural Report dated January 2025;
   - Design and Access Statement dated 15th January 2025.

3. No part of the development shall commence until a detailed management plan of the site has been submitted to, and approved in writing by, the Local Planning Authority. The plan shall include measures to increase the biodiversity value of the site; the approved measures shall be implemented in full, prior to first use of the development, and thereafter maintained for the lifetime of the development.

4. The development hereby permitted shall not be used until a Validation Report has been submitted to and approved in writing by the Local Planning Authority verifying the following:
   a) That the integrity of all existing remediation measures has not been compromised by any ground works undertaken; and
   b) That the only soils/material used in the formation of the bike track will be the mudstone/sandstone natural material from the excavated coal measures of the Fossil Forest site.

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5. No phase of development, including site clearance, shall commence until a Great Crested Newt (GCN) plan of reasonable avoidance measures has been submitted to and approved in writing by the Local Planning Authority.

   The plan of reasonable avoidance measures should include the submission of details and plans concerning GCN reasonable avoidance and mitigation measures including, but not necessarily be limited to:
   • fence design, construction and maintenance (the erection of a one-way amphibian fence, prior to and throughout the duration of construction operations);
   • proposals for the clearance of individuals from working areas;
   • details of timing, phasing and delivery of reasonable avoidance measures.

   The plan of reasonable avoidance measures shall be carried out in accordance with the approved details.

6. No external illumination within the site shall take place before a lighting scheme has been submitted to and agreed in writing by the Local Planning Authority. The lighting scheme shall be installed and operated in accordance with the approved details. No other lighting shall be used on any external part of the development.

Reason(s)

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

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

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

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4. To ensure that the risks to the future users of the site and to the local environment have been assessed and, where necessary, appropriately remediated, in accordance with paragraph 6.9.17 of PPW12.

5. To ensure that Great Crested Newt are protected during the development process, having regard to Policy PS11 of the Wrexham Unitary Development Plan.

6. In order to protect wildlife interests in accordance with Policies GDP1 and PS11 of the Wrexham Unitary Development Plan.

Note(s) to applicant

Following the commencement of Schedule 3 of the Flood and Water Management Act, if a total impermeable area of 100sqm or more is to be created, the works as proposed will be 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

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