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 Darren Pritchard

Agent Mr Mark Pritchard
Gorlan Glyd,
Rhosmeirch, United
Kingdom, LL777SJ

Reference P/2024/1287

Date Received 01/08/2024

Decision Date 15/10/2025

Town and Country Planning Act, 1990

Location of Application

GWERN Y TO, THREAPWOOD, MALPAS, SY14 7AZ

Description of Application

ADEILADU ANNEDD

ERECTION OF DWELLING

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

Development Plan Policies:

EC12 - Development and Flood Risk
EC13 - Surface Water Run-off
EC14 - Protection of Controlled Waters
EC6 - Biodiversity Conservation
GDP 1- Development Objectives
H10 - Replacement Dwellings in the Countryside
H5 - Housing in the Countryside
PS1 - Broad Location of Development
PS11 - Biodiversity
PS2 - Broad Location of Development
PS5 - Housing
T8 - Parking
EC14 - Protection of Controlled Waters
EC6 - Biodiversity Conservation
GDP 1- Development Objectives
H10 - Replacement Dwellings in the Countryside
H5 - Housing in the Countryside
PS1 - Broad Location of Development
PS2 - Broad Location of Development
T8 - Parking

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 Darren Pritchard

Agent Mr Mark Pritchard
Gorlan Glyd,
Rhosmeirch, United
Kingdom, LL777SJ

Reference P/2024/1287

Date Received 01/08/2024

Decision Date 15/10/2025

Revision	Date	Description of Decision
0	15/10/2025	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):
   - 01 Rev B - Proposed floor plans, elevations and sections
   - Ground floor plans
   - First floor plan
   - Location plan

   Received by the local planning authority on the 01.08.2024
   - 08 Rev A- Proposed site plan

   Received by the local planning authority on the 05.02.2025

3. The external surfaces of the building(s) shall be constructed of the materials specified on
   - 01 Rev B - Proposed floor plans, elevations and sections
   - materials section of the application form

4. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on
   - Section 4.3 of the Preliminary Ecological Appraisal (June 2024) prepared by Dunelm Ecology
   - 08 Rev A - Proposed site plan

   have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

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 Darren Pritchard

Reference P/2024/1287

Agent Mr Mark Pritchard
Gorlan Glyd,
Rhosmeirch, United
Kingdom, LL777SJ

Date Received 01/08/2024

Decision Date 15/10/2025

5. Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B, C, E of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any Order revoking and re-enacting that Order with or without modification), no extensions shall take place to the dwelling[s] shall take place

6. Within three months of commencement of the development hereby permitted, a scheme of landscaping shall be submitted for the written approval of the Local Planning Authority.

7. Landscaping shall be undertaking in accordance with the scheme submitted and approved in connection with condition 7. 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). Any trees, hedgerows or plants which, within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

8. There shall be no clearance of vegetation on site between the months of March to August inclusively in any calendar year.

9. The development shall be carried out in strict accordance with the findings and recommendations contained within
    - Preliminary Ecological Appraisal (June 2024). Prepared by Dunelm Ecology

   The mitigation and compensation measures hereby approved shall be fully implemented prior to first use of the development.

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 Darren Pritchard

Reference P/2024/1287

Agent Mr Mark Pritchard
Gorlan Glyd,
Rhosmeirch, United
Kingdom, LL777SJ

Date Received 01/08/2024

Decision Date 15/10/2025

10. No development shall take place until a Conservation Plan has been submitted to and approved in writing by the local planning authority. The Conservation Plan should build upon the principles outlined in Preliminary Ecological Appraisal. Prepared by Dunelm Ecology and include, but not necessarily be limited to:

    - Submission of GCN avoidance and mitigation measures. The details to include identified Reasonable Avoidance Measures (RAMS) such as barrier fencing; and measures to be carried out that ensure working areas are clear of GCN prior to the commencement of construction and related works.
    - Submission of details concerning GCN retained and compensation area including a management plan that considers initial aftercare and long terms maintenance.
    - Details of timing, phasing and duration of construction activities and conservation measures.
    - A timetable for implementation demonstrating that works are aligned with the proposed phasing of the development.
    - Persons responsible for implementing the works.
    - Biosecurity Risk Assessment that considers invasive non-native species and specific diseases (e.g. Chytrid)
    - Post-construction monitoring and record dissemination for a period of no less than five years. Surveillance and monitoring data to be uploaded into the Wales GCN Monitoring scheme.

    The Conservation Plan shall be carried out in accordance with the approved details.

11. Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 10 metres behind the adjoining highway.

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 Darren Pritchard

Reference P/2024/1287

Agent Mr Mark Pritchard
Gorlan Glyd,
Rhosmeirch, United
Kingdom, LL777SJ

Date Received 01/08/2024

Decision Date 15/10/2025

12. Prior to first use of the development hereby permitted the vehicular access shall provide visibility splays of 2.4 metres x 56 metres to the north east and 2.4 metres x 58 metres to the south west measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

13. Prior to first use of the development a verge crossing to the site shall be constructed in strict accordance with a scheme which has been submitted to and approved in writing by the local planning authority.

14. There shall be no gates or other means of enclosure across the vehicular access point within 10 metres of the highway boundary.

15. No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

16. The existing vehicular access as shown on the plan numbered '08 Rev A - Proposed site plan' shall be permanently closed up prior to first use of any part of the development in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority.

17. Prior to the use hereby approved commencing, the domestic sewage treatment plant shall be installed and made operational in accordance with plan reference 08 Rev A - proposed site plan.

Reason(s)

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

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 Darren Pritchard

Reference P/2024/1287

Agent Mr Mark Pritchard
Gorlan Glyd,
Rhosmeirch, United
Kingdom, LL777SJ

Date Received 01/08/2024

Decision Date 15/10/2025

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 Policies PS2 and 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.

5. The character and location of the property are such that the local planning authority wish to exercise control over future development in order to protect the open countryside and to comply with the provisions of Policy GDP1 of the Wrexham Unitary Development Plan.

6. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies PS2 and GDP1 of the Wrexham Unitary 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 Policies PS2 and GDP1 of the Wrexham Unitary Development Plan.

8. In order to protect wildlife interests in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.

9. In order to protect wildlife interests in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.

10. To ensure that the GCN are protected by the development and to ensure that the proposal accords with Policy GDP1, PS2 and EC6 of the Wrexham Unitary Development Plan.

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 Darren Pritchard

Reference P/2024/1287

Agent Mr Mark Pritchard
Gorlan Glyd,
Rhosmeirch, United
Kingdom, LL777SJ

Date Received 01/08/2024

Decision Date 15/10/2025

11. To ensure that no deleterious material is carried onto the highway, in the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

12. To ensure that adequate visibility is provided at the proposed point of access to the highway in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

13. To ensure the formation of a safe and satisfactory access in accordance with Policy DM1 of the Wrexham local development plan.

14. In the interest of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

15. In the interest of highways safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

16. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

17. To ensure adequate drainage for the proposed development and to ensure compliance with Policy EC14 of the Wrexham Unitary Development Plan.

Note(s) to applicant

Following the commencement of Schedule 3 of the Flood and Water Management Act, the works as proposed are 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

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 Darren Pritchard

Reference P/2024/1287

Agent Mr Mark Pritchard
Gorlan Glyd,
Rhosmeirch, United
Kingdom, LL777SJ

Date Received 01/08/2024

Decision Date 15/10/2025

EV Charging point
In line with the Welsh Government's decarbonisation targets, Welsh Government published the Electric Vehicle Charging Strategy, setting out its plans for charging electric cars and vans in Wales. In the interest of supporting and encouraging low emission vehicles, in the interest of air quality enhancement, and to comply with the aims and objectives of the Electric Vehicle Charging Strategy, we encourage the provision of electric vehicle charge points and recommend the following minimum standard for numbers and power output:· One Standard Electric Vehicle Charging Point providing a continuous supply of at least 16A (3.5kW) for at least 10% of parking spaces;
· A Standard Electric Vehicle Charging Point is one which is capable of providing a continuous supply of at least 16A (3.5kW) and up to 32A (7kW). The higher output is more likely to be futureproof;
· The electrical supply of the final installation should allow the charging equipment to operate at full rated capacity;
· The installation must comply with all applicable electrical requirements in force at the time of installation.

All works in relation to the implementation of this permission, including deliveries to and /or leaving the site, should be undertaken only between the hours of 07.30 to 18.00 Monday to Friday, 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60 Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

The applicant is further advised that any complaints received relating to noise of any type from the development may also be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints. This is done under the Statutory Nuisance provisions provided within the Environmental Protection Act 1990, and legal action may be taken where appropriate.

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 Darren Pritchard

Reference P/2024/1287

Agent Mr Mark Pritchard
Gorlan Glyd,
Rhosmeirch, United
Kingdom, LL777SJ

Date Received 01/08/2024

Decision Date 15/10/2025

The applicant must adhere to the times given above wherever possible. If, however, there are urgent or unavoidable circumstances requiring work outside of the specified times, permission to proceed may be sought by contacting Environmental Health & Housing Standards at healthandhousing@wrexham.gov.uk or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.

Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:
- Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;
- Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of the notice can result in prosecution;
- Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.

The Applicant is advised that under the dust from construction and / or demolition activities can be judged to be causing a statutory nuisance to neighbouring properties. A legal notice can be served requiring that any dust nuisance is abated, and failure to comply with the requirements of the notice can result in prosecution. The applicant should contact the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.

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 Darren Pritchard

Agent Mr Mark Pritchard
Gorlan Glyd,
Rhosmeirch, United
Kingdom, LL777SJ

Reference P/2024/1287

Date Received 01/08/2024

Decision Date 15/10/2025

Verge Crossing Licence
A licence should be obtained (as requested by Section 184 of the Highways Act 1980) from the Highways Authority in order to cross the verge at the new access position and to close up/ reinstate verge at existing access. Further guidance can be obtained form the Highways Department of Wrexham County Borough Council on telephone 01978 729670.

In the interests of maintaining highway safety, and to avoid obstruction of the public highway (in contravention of the Highways Act), The Applicant is advised to coordinate with the highway authority at highwayroadworks@wrexham.gov.uk in advance of commencement of the development/works with respect to:
1. Skip, scaffolding, hoarding or A frame/signage (Permit required for these items, if on the public highway);
2. Use of a parking space for a set down/delivery area;
3. Record a dilapidation survey of the adjacent carriageway prior to commencement (to avoid being ask to repair damage by the Applicant whilst carrying out their works);
4. If any lane closure or obstruction of the highway is required for a crane or similar;
5. Protection against dust and debris blowing onto the public highway;
6. Construction traffic parking locally avoiding nuisance to others;
7. If the Applicant's scope of work includes new apparatus in the highway, such as new mains services then a Section 50 licence will be required. Insurances and demonstration of competency to carry out works in the public highway will be required.
8. Lowering of kerbs or minor pavement alterations require Section 184 agreement. Insurances and demonstration of competency to carry out works in the public highway will be required.
9. A section 278 agreement works agreement is required for more significant alterations to the existing highway;
10. Any temporary works affecting traffic lights, [pedestrian/cycle road crossings, or bus stops require pre-planning and permits;
11. For applications with a private driveway (either existing or proposed) connecting onto the public highway, the following conditions of approval apply:

- No surface water from the applicants site should be allowed to drain onto the public highway,
    - The first 5m* minimum (for residential property) should be hard paved, avoiding gravel or loose chippings form spreading.

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 Darren Pritchard

Reference P/2024/1287

Agent Mr Mark Pritchard
Gorlan Glyd,
Rhosmeirch, United
Kingdom, LL777SJ

Date Received 01/08/2024

Decision Date 15/10/2025

- No gate should be built in a location where it would result in a car obstructing the highway whilst being unlocked, and it should not swing out and over a pavement or any other part of the highway.

*The hard paved length and set back if required is subject to the applicants proposed vehicular length.

The applicants should allow a minimum of 4 weeks' notice for any of the above standard requirements, and 6-8 weeks for lane closures & road closures (lead times may change without notice subject to workload and complexity). Any works involving Trunk roads should be coordinated separately and directly with the North & Mid Wales trunk Road Agency. For larger sites with a significant impact upon the highway, a Construction Traffic Management Plan will be required.

In accordance with Planning Policy Wales (Edition 12) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposal, including utilising approaches that improve water efficiency and reduce water consumption. Dwr Cymru/Welsh Water would recommend that the applicant liaises with the relevant Local Authority building Control department to discuss their water efficiency requirements.

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