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 Miss and Mrs A and J Warren and Masters

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

Reference P/2025/0586

Date Received 28/07/2025

Decision Date 17/10/2025

Town and Country Planning Act, 1990

Location of Application

BARN COTTAGES, BROOMERS LANE, ISCOYD, WHITCHURCH, WREXHAM, SY13 3AR

Description of Application

NEWID DEFNYDD DAU SAFLE GOSOD GWYLIAU I FOD YN UN ANNEDD

CHANGE OF USE OF TWO EXISTING HOLIDAY LETS TO ONE DWELLING

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

Development Plan Policies:

EC6 - Biodiversity Conservation
GDP 1- Development Objectives
H3 - Conversion of Buildings Outside Settlement Limits
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS2 - Broad Location of Development
T8 - Parking

Revision	Date	Description of Decision
0	17/10/2025	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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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):
Block Plan (dwg no. 12605 - 002 REV E)
Location plan (12605 - 001 REV C)
Existing floor plans and elevations (dwg no. 12605 - 100)
Proposed floor plans and elevations (dwg no. 12605 - 200)
Access Plan (dwg no. 12605 - 003)
Design and Access Statement
Green Infrastructure Statement

3. Notwithstanding the provisions of Schedule 2, Part 1, Classes A-E , and Part 2, Class A, 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 and no outbuildings or other structures, gates, fences or any other means of enclosure shall be built within the curtilage of the dwelling nor any

4. Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) Nos. 12605-003 & 12605-002 Rev E.

5. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 30 metres in both directions measured to the centreline of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

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6. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) detailed in the approved Green Infrastructure Statement have been implemented in full. The measures shall thereafter be maintained for the lifetime 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 71ZA(2) of the Town and Country Planning Act, 1990.

3. In the interest of protecting the visual appearance of the site in accordance with Polices PS2 and GDP1 of the Wrexham Unitary Development Plan.

4. In the interest of highway safety in accordance with UDP policy GDP1.

5. 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.

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

Note(s) to applicant

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.

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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.

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.

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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