

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	MR ROBERT GRIFFITHS	Code No	BRO P/2022/0135
Agent	MR ROBERT GRIFFITHS 7 ROSLYN ROSEHILL BRYNTEG WREXHAM LL11 6LL	Date Received	08/02/2022
		Decision Date	24/08/2023

Town and Country Planning Act, 1990
Section 73

Location of application

LAND ADJACENT 7 ROSLYN, ROSE HILL, BRYNTEG, WREXHAM,
LL11 6LL

Description of application

AMRYWIO AMOD 01 CANIATAD CYNLLUNIO P/2017/0474 I YMESTYN
TERFYN AMSER AR GYFER CYCHWYN DATBLYGIAD / VARIATION OF
CONDITION 01 OF PLANNING PERMISSION P/2017/0474 TO EXTEND
TIME LIMIT FOR COMMENCEMENT OF DEVELOPMENT

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

EC14	Protection of controlled waters
EC6	Biodiversity Conservation
GDP1	Development objectives
H2	Residential development within settlements
PS1	Settlement limits
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	24/08/2023	Planning permission issued
1	23/07/2025	Approval of conditions 3 and 9 (ref: P/2025/0495)
2	20/10/2025	Non-material amendment to allow use of white render (ref: P/2025/0740)

Particulars of decision that permission be 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.

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2. The development shall only be carried out in strict accordance with plans approved on 22 June 2012 under reference P/2011/0922 and Application form and existing location plan and street photographs (DWG NO. WD-00) approved under NMA ref: P/2025/0740.

3. No part of the development shall commence until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in strict accordance with the Method Statement as is approved. The Method Statement shall include the following:
- a) A specification for tree protection fencing and ground protection measures that comply with British Standard 5837:2012;
 - b) A Tree Protection Plan showing the location of the trees to be removed and retained with their crown spreads, Root Protection Areas, Construction Exclusion Zones, and location of protective fencing and ground protection measures accurately plotted;
 - c) A full specification for any access, driveway, path, underground services or wall foundations within retained tree Root Protection Areas or Construction Exclusion Zone, including any related sections and method for avoiding damage to retained trees;
 - d) Details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires;
 - e) Details of the frequency of supervisory visits and procedures for notifying the findings of such visits to the Local Planning Authority;
 - f) Method for protecting retained trees during demolition works;
 - g) Details of all proposed tree works, including felling and pruning.

Approval ref: P/2025/0495

Approved by: Wrexham County Borough Council

Approved detail: Proposed Tree and Landscape Plan WD.02 and Arboricultural Method Statement

Approved date: 23/07/2025

4. The vehicular parking and turning areas as shown on the 1:200 Proposed Block Plan approved on 22 June 2012 under reference P/2011/0922 shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of motor vehicles at all times.
5. Prior to first occupation of the dwelling a footway shall be constructed

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along the Maes Eithen site frontage of the site to extend from the

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existing Rose Hill footway for a distance of 7 metres, in strict accordance with a scheme of details which has been submitted to and approved in writing by the Local Planning Authority.

6. Prior to first use of development a verge crossing to the site shall be constructed in strict accordance with Highway Authority adoptable standards.
7. 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.
8. No land drainage run-off or surface water shall be permitted to discharge or connect to the public sewerage system, either directly or indirectly, and foul and surface water shall be drained separately from the site.
9. Prior to commencement of development details of existing and proposed ground levels and finished floor levels shall be submitted to and approved in writing with the Local Planning Authority. No changes to the approved proposed external grounds shall be made without the prior written approval of the Local Planning Authority.

Approval ref: P/2025/0495

Approved by: Wrexham County Borough Council

Approved detail: External elevations WD.300

Approved date: 23/07/2025

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. To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s) in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.
4. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan

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5. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
6. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
7. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
8. To protect the integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.
9. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.



David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio
Chief Officer Economy and Planning

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

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm