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 Sean McBride

Reference P/2024/1074

Decision Date 03/03/2025

Town and Country Planning Act, 1990

Section 73

Location of Application

LAND TO THE NORTH AND SOUTH OF LANE FARM, ROSSETT ROAD, TREVALYN, ROSSETT, WREXHAM, LL12 0DS

Description of Application

AMRYWIO AMOD 1 O GANIATÂD MATERION A GADWYD YN ÔL P/2021/0110 I DIWYGIO CYNLLUNIAU CYMERADWY
VARIATION OF CONDITION 1 OF RESERVED MATTERS APPROVAL P/2021/0110 TO AMEND APPROVED PLANS

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

National Policies and Technical Advice Notes (TAN):

Future Wales Policy 1 - Where Wales will grow
Future Wales Policy 20 - National Growth Area - Wrexham and Deeside
TAN 12 : Design
Tan 15 : Development, flooding and coastal erosion
TAN 18 : Transport
TAN 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

CF2 - Provision of New Open Space
H1 - Housing Allocations
H2 - Affordable Housing, Non-Strategic Housing Allocations and Windfall Sites
NE1 - International and National Nature Conservation Designations
NE3 - Trees, Woodlands and Hedgerows
SP1 - Housing Provision
SP11 - Transport and Accessibility
SP12 - Design Principles & Masterplanning Framework
SP14 - Natural Environment

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

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SP18 - Climate Change
SP19 - Green Infrastructure
SP2 - Location of Development
SP5 - Planning Obligations
T1 - Managing Transport Impacts
T2 - Active Travel

Revision	Date	Description of Decision
0	03/03/2025	Planning permission issued
1	15/10/2025	Non material amendment - P/2025/0216

Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
   - Drawing no. ROSSRD-SL.01 Revision R;
   - Drawing no. P.1416.20.01 Revision N, Sheets 1-5;
   - Drawing no. P.1416.02.02 Revision N, Sheets 1-5;
   - Drawing no. ROSSRD-SL-FFL-01;
   - Landscape and Ecological Management Plan, reference P.1416.20 Revision H;
   - Rossett Housetype Pack Revision B; and
   - ROSSRD-ML.01 Revision C.

No material amendment application –
Approved under reference P/2025/0216
Details approved:

- Landscape and Ecological Management Plan (P.1416.20 Rev L);
- Planting Plan Sheet 1 of 5 (P.1416.20.02 Rev S)
- Planting Plan Sheet 2 of 5 (P.1416.20.02 Rev S)
- Planting Plan Sheet 3 of 5 (P.1416.20.02 Rev S)
- Planting Plan Sheet 4 of 5 (P.1416.20.02 Rev S)
- Planting Plan Sheet 5 of 5 (P.1416.20.02 Rev S)
- Landscape Layout Sheet 1 of 5 (P.1416.20.01 Rev R)
- Landscape Layout Sheet 2 of 5 (P.1416.20.01 Rev R)
- Landscape Layout Sheet 3 of 5 (P.1416.20.01 Rev R)
- Landscape Layout Sheet 4 of 5 (P.1416.20.01 Rev R)
- Landscape Layout Sheet 5 of 5 (P.1416.20.01 Rev R)
- Site Layout - Rossett - Rev AD (23 May 2025)

Approved by: Wrexham County Borough Council
Date Approved: 15/10/25

2. A flood attenuation basin shall be constructed in phase 2 prior to the first occupation of any dwelling in that phase in accordance with the details shown on drawing No. 106 Revision C: Southern Land Parcel Main Drainage Flood Exceedance Routing Plan and drawing No. 108 Revision A: Sustainable Drainage (SAB) Southern Land Parcel Detention Basin Details approved on 15 March 2024 under reference No. P/2023/0852.

3. All landscaped areas, with the exception of the garden areas of individual plots, shall be managed and maintained in accordance with the Landscape and Ecological Management Plan, reference P.1416.20 Revision H.

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 Sean McBride

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Decision Date 03/03/2025

4. No dwelling shall be occupied until it has been provided with a parking area in accordance with details down on drawing no. ROSSRD-SL.01 revision R. The parking area for each dwelling shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and of vehicles at all times.

Reason(s)

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

2. To protect the development from flooding and to ensure that the increase in off-site flooding does not increase in accordance with Policy DM1 of the Wrexham Local Development Plan.

3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policy DM1 of the Wrexham Local Development Plan.

4. To provide for the parking of vehicles clear of the highway in accordance with Policies DM1 of the Wrexham Local Development Plan.

David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wrecsam
Chief Officer Economy and Planning, Wrexham County Borough Council

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