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	RICHARD, SADIE, WILL & GEORGE TOMLINSON	**Reference**	P/2025/0525
Agent	Mr Marc Hourigan 10th Floor, Chancery Place, 50 Brown Street, Manchester, United Kingdom, M2 2JG	**Date Received**	03/07/2025
		Decision Date	23/10/2025

Town and Country Planning Act, 1990

Location of Application

LAND AT, ROSSETT ROAD, COMMONWOOD, HOLT, WREXHAM, LL12 0BN

Description of Application

ESTYNIAD I'R MAES PARCIO PRESENNOL, GOSOD SIOP FFERM O FEWN CYNHWYSYDD LLONGAU WEDI'I ADDASU, ARDAL EISTEDD AWYR AGORED A PHLANNU A THIRLUNIO

EXTENSION TO EXISTING CAR PARK, INSTALLATION OF A FARM SHOP WITHIN A CONVERTED SHIPPING CONTAINER, OUTDOOR SEATING AREA AND PLANTING AND LANDSCAPING

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

Development Plan Policies:

E5 - Employment in the Countryside
E6 - Small Farm-Based or Related Employment Operations
EC14 - Protection of Controlled Waters
EC 4 - Hedgerows, Trees and Woodland
EC6 - Biodiversity Conservation
GDP 1- Development Objectives
PS1 - Broad Location of Development
PS2 - Broad Location of Development
PS6 - Employment
S7 - Retail Sales in the Countryside
T8 - Parking

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Revision	Date	Description of Decision
0	23/10/2025	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):
   - Location Plan (Drawing number (140525-001-P3) Rev P3 (18.06.25).
   - Proposed Site Plan (140525-002-P5) Rev P5 (18.06.25).
   - Proposed Floor and Elevation Plan (140525-003-P3) Rev P3 (27.05.25).
   - Covering Letter (Reference 2025-07-01 LPA) (1 July 2025).
   - Great Crested Newt Impact Assessment (UES04733/05) (30th June 2025).
   - Green Infrastructure Statement (UES04733/06) (30th June 2025).
   - Great Crested Newt Management Plan (UES04733/07) (30th June 2025).
   - Preliminary Ecological Appraisal (UES04733/04) (30th June 2025).
   - Highways Note (P24092/HN) (June 2025).

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3. Prior to first use of the development hereby permitted the vehicular access shall provide visibility splays of 2.4metres x 160 metres to the north and 2.4 metres x 215 metres to the south 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.

4. 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.

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

6. No development or 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, but not necessarily be limited to:
• Build upon the principles outlined within the GCN impact Assessment, Lower Park Farm – Phase 2, reference: UES04733/05, dated 30/06/25, United Environmental Services Ltd
• fence design, construction and maintenance (the erection of a one-way amphibian fence, prior to and throughout the duration of construction operations)
• 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.

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7. Prior to first use of the development on-site bicycle parking facilities shall be provided in strict accordance with a scheme that shall have first been submitted to and approved in writing by the Local Planning Authority. The facilities shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking of bicycles.

8. The development shall not be occupied until a Service and Delivery Management Plan has been submitted to and approved in writing by the Local Planning Authority. Servicing and deliveries to the development shall take place in accordance with the approved Service and Delivery Management Plan.

9. All recommendations set out within Section 4 of "Preliminary Ecological Appraisal (UES04733/04) (30th June 2025)" shall be implemented in full and adhered to at all times.

10. The outdoor sitting area indicated on the drawing "Proposed Site Plan (140525-002-P5) Rev P5 (18.06.25)" shall be used for that purpose only and for the avoidance of doubt shall not be used for the sale or display of good

11. The building hereby approved shall only be used as a farm shop and for the sale of goods of products produced on the associated farmstead as indicated on drawing "Proposed Site Plan (140525-002-P5) Rev P5 (18.06.25)" and set out in document "Covering Letter (Reference 2025-07-01 LPA) (1 July 2025)" and for the no other purposes. For the avoidance of doubt, this use shall not take place on any part of the site except in the building indicated for those purposes on the drawing referenced above.

Reason(s)

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1. To comply with Section 71ZA(2) 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 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.

4. 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.

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

6. To ensure that GCN are protected by the development.

7. To assist occupiers/users of the development to make sustainable transport choices in accordance with Policy GDP1 of the Wrexham Local Unitary Plan.

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

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

10. To ensure formal control by the Local Planning Authority and to ensure no adverse impact on neighbour amenity in line with Policy GDP1 of the Wrexham Unitary Development Plan.

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11. To ensure formal control by the Local Planning Authority, to safeguard the amenity of the area and to secure the development of sustainable farming in line with Policy GDP1 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

Highways Development Control Standard Advisory Note 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

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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.
- 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.

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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You are advised that the premises should comply with the relevant Food Hygiene Legislation, and you are advised to contact Council's Food & Farming Team on foodandfarming@wrexham.gov.uk or 01978 298989 for further advice and information.

Public Right of Way footpath Allington 30 which should not be diverted or blocked by the development, nor during its construction.

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