

Applicant Newbridge Road

Reference P/2024/0332

Agent ANDY EMMOTT
ATKINSREALIS
Chadwick House,
Birchwood Park,
Manchester, M1 3BN

Date Received 26/04/2024

Decision Date 28/05/2025

Town and Country Planning Act, 1990

Location of Application

LAND OFF NEWBRIDGE ROAD NEWBRIDGE WREXHAM LL14 5AW

Description of Application

GWAITH ADFER YN DILYN TIRLITHRIAD / LANDSLIP REINSTATEMENT WORKS

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 12 - Regional Connectivity

Tan 15 : Development, flooding and coastal erosion

TAN 18 : Transport

TAN 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

BE1 - Pontcysyllte Aqueduct and Canal World Heritage Site

DM1 - Development Management Considerations

NE1 - International and National Nature Conservation Designations

NE3 - Trees, Woodlands and Hedgerows

NE4 - Area of Outstanding Natural Beauty

SP11 - Transport and Accessibility

SP12 - Design Principles & Masterplanning Framework

SP14 - Natural Environment

SP15 - Historic and Cultural Environment

SP18 - Climate Change

SP19 - Green Infrastructure

SP2 - Location of Development

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



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Revision	Date	Description of Decision
0	28/05/2025	Planning permission issued
1	04/11/2025	Discharge of Condition 4 - P/2025/0745

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):
5219364-ATK-HGN-DR-CH-XX-00001 Revision P02 - Site Location Plan;
5219364-ATK-L-XX-XX-DR-00001 Revision P03 - Concept Landscape Plan;
100114754-MMD-XX-XX-D-G-0001 Revision Po5 - Newbridge Landslip Remediation General Arrangement for Planning Sheet 1 of 2 - Plan View;
100114754-MMD-XX-XX-D-G-0001 Revision Po5 - Newbridge Landslip Remediation General Arrangement for Planning Sheet 2 of 2 - Section View;
Construction Environment Management Plan dated 20/2/2024;
Habitat Regulations Assessment Stage 1 Screening and Stage 2 Appropriate Assessment, Revision 4.0, reference 5219364-ATK-PLN-RP-XX-000002 dated 3 February 2025; and
Ecological Impact Assessment Report, revision 2.0, reference 5219364-ATK-PLN-RP-XX-00004 dated 11 December 2024

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3. The development shall be carried out in accordance with the mitigation measures set out in the following documents:
- Habitat Regulations Assessment Stage 1 Screening and Stage 2 Appropriate Assessment, Revision 4.0, reference 5219364-ATK-PLN-RP-XX-000002 dated 3 February 2025 in respect of bats;
 - Ecological Impact Assessment Report, revision 2.0, reference 5219364-ATK-PLN-RP-XX-000004 dated 11 December 2024 in respect of Otters, Water Vole and Hazel Doormouse.

The mitigation measures shall be put in place and adhered to for the duration of the construction period.

4. Prior to the reopening of the B5605 to through traffic, a scheme of landscaping shall be submitted for the written approval of the Local Planning Authority. The scheme shall include, but not be limited to:
- measures to provide net benefit to biodiversity
 - details of measures to restore all land used for temporary works; and
 - details of the number and species of trees to be planted to replace those removed to enable the temporary access to be constructed;
 - A timescale for implementation;
 - A management and maintenance plan.

The landscaping scheme shall thereafter be implemented in accordance with the approved details.

Details approved on 04/11/2025 (P/2025/0745)

Reason(s)

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

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



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3. In order to protect wildlife interests in accordance with Policies DM1 and SP14, NE1 and NE2 of the Wrexham Local Development Plan.

4. In the interests of the visual amenities of the area, to conserve the natural beauty of the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty and to ensure the development delivers net benefit to biodiversity in accordance LDP policies DM1, BE1, NE3, NE4 as well as paragraph 6.4.5 of Planning Policy Wales 12.

David Fitzsimon

***Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wreccsam
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](#)