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 Benbow

Reference P/2025/0679

Agent Mr Gwyn Humphreys
Mercian House, 9
Darwin Court, Oxon
Business Park,
Shrewsbury, United
Kingdom, SY3 5AL

Date Received 28/08/2025

Decision Date 19/11/2025

Town and Country Planning Act, 1990

Location of Application

SPRING HILL FARM, SPRING HILL FARM ROAD, SELATTYN, OSWESTRY, SY10 7NZ

Description of Application

CAIS AMLINELLOL AR GYFER CODI ANNEDD MENTER WLEDIG A GAREJ AR WAHÂN A GWAITH CYSYLLTIEDIG (CEDWIR POB MATER)

OUTLINE APPLICATION FOR ERECTION OF RURAL ENTERPRISE DWELLING AND DETACHED GARAGE AND ASSOCIATED WORKS (ALL MATTERS RESERVED)

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

Development Plan Policies:

EC14 - Protection of Controlled Waters
EC6 - Biodiversity Conservation
GDP 1- Development Objectives
H5 - Housing in the Countryside
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS8 - Transport

Revision	Date	Description of Decision
0	19/11/2025	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

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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):
   - Proposed Block Plan (Drawing number (77427 / RJC / 003) Rev 03 (2023/03/02)
   - Location Plan (Drawing number 77427 / RJC / 001) Rev E (2023/05/12).
   - Access Plan (Drawing number (77427 / RJC / 006) (2025/10/07)
   - Green Infrastructure Statement (August 2025).
   - Preliminary Ecological Appraisal (10/04/23).
   - Soil Percolation Testing Results (August 2025).

3. Any application for approval of the reserved matters shall be made to the Local Planning Authority not later than three years from the date of this permission.

4. Details of the access, appearance, landscaping, layout, and scale, (hereinafter called “the reserved matters”) shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.

5. The development shall be carried out in strict accordance with the findings and recommendations contained within document "Preliminary Ecological Appraisal (10/04/23)". The mitigation and compensation measures hereby approved shall be fully implemented prior to first use of the development.

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6. No external illumination within the site shall take place before a lighting scheme has been submitted to and agreed in writing by the Local Planning Authority. The lighting scheme shall be installed and operated in accordance with the approved details. No other lighting shall be used on any external part of the development.

7. No development shall take place until a scheme of landscaping has been submitted to and approved writing by the Local Planning Authority.

8. Prior to the commencement of the development hereby permitted, samples of the materials to be used in the construction of the external surfaces of the development shall have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

9. Notwithstanding the provisions of Schedule 2, Part 1 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 or any buildings erected on site.

10. The occupancy of the dwelling hereby approved shall be restricted to: a) a person solely or mainly working, or last working on a rural enterprise in the locality, or a widow, widower or surviving civil partner of such a person, and to any resident dependants; or, if it can be demonstrated that there are no such eligible occupiers,
b) a person or persons who would be eligible for consideration for affordable housing under the local authority's housing policies, or a widow, widower or surviving civil partner of such a person, and to any resident dependants.

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11. The occupancy of the existing dwelling known as Springhill Farm, Spring Hill Farm Road, Selattyn, Oswestry, SY10 7NZ (as shown in red within the location plan 77427/RJC/001 Rev E (2023/05/12)) shall be restricted to: a) a person solely or mainly working, or last working on a rural enterprise in the locality, or a widow, widower or surviving civil partner of such a person, and to any resident dependants; or, if it can be demonstrated that there are no such eligible occupiers,
b) a person or persons who would be eligible for consideration for affordable housing under the local authority's housing policies, or a widow, widower or surviving civil partner of such a person, and to any resident dependants.

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 comply with Section 92 of the Town and Country Planning Act, 1990.

4. To comply with the provisions of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

5. In order to protect wildlife interests in accordance with Policies GDP1, PS11, EC4, EC5 and EC6 of the Wrexham Unitary Development Plan.

6. In order to protect wildlife interests in accordance with Policies GDP1, PS11, EC4, EC5 and EC6 of the Wrexham Unitary Development Plan.

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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7. 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, PS11, EC4, EC5 and EC6 of the Wrexham Unitary Development Plan.

8. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

9. To ensure formal control by the Local Planning Authority to assure that the built development in its scale, design and layout, and in its use of materials and landscaping, accords with the character of the site and does not adversely impact the surrounding landscape in accordance with Policy GDP1 of the UDP.

10. To ensure that the dwelling is only occupied by a rural enterprise worker or the widow, widower or surviving civil partner of such a person, and to any resident dependants or someone who qualifies for affordable housing, a widow, widower or surviving civil partner of such a person, and to any resident dependants.in accordance with Policies GDP1 and H5 of the Wrexham Unitary Development Plan.

11. To ensure that the dwelling is only occupied by a rural enterprise worker or the widow, widower or surviving civil partner of such a person, and to any resident dependants or someone who qualifies for affordable housing, a widow, widower or surviving civil partner of such a person, and to any resident dependants.in accordance with Policies GDP1 and H5 of the Wrexham Unitary Development Plan

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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

Some public sewers and lateral drains may not be recorded on Dwr Cymru Welsh Water's maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist Dwr Cymru Welsh Water, the applicant is advised to contact the Operations Contact Centre at Dwr Cymru on 0800 085 3968 to establish the location and status of the sewer. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

If a connection is required to the public sewerage system, the developer is advised to contact Dwr Cymru Welsh Water's Network Development Consultants on 0800 917 2652.

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