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 Mrs Rebecca Oxide

Reference P/2025/0674

Agent Mr Carl Hughes
The Foundry, 15 Yorke Street, Wrexham, United Kingdom, LL13 8LW

Date Received 27/08/2025

Decision Date 25/11/2025

Town and Country Planning Act, 1990

Location of Application

BRANDIE VIEW, STRYT LAS, RHOSLLANERCHRUGOG, WREXHAM, LL14 2HD

Description of Application

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ERECTION OF OUTBUILDING

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

Development Plan Policies:

EC6 - Biodiversity Conservation
GDP 1- Development Objectives
T8 - Parking

Revision	Date	Description of Decision
0	25/11/2025	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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1. Within 3 months of the date of this permission a plan to provide net benefit for biodiversity (NBB) i.e. a better outcome than if the site was left undeveloped has been submitted to, and approved in writing by, the Local Planning Authority. The measures shall be implemented in full also within 3 months of the date of this decision and thereafter maintained for the lifetime of the development.

2. The proposed foul and surface water drainage scheme as shown on approved plan reference: BV/PD/03 - Site Plan as Proposed Rev A, shall be implemented in all respects within 3 months of the date of this decision, and thereafter maintained for the life of the development.

3. Within 3 months of the date of this permission, the external elevations of the building shall receive a cream coloured painted finish.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking, re-enacting that Order with or without modification), no windows or other openings shall be inserted in any elevation of the development hereby permitted.

5. The building shall be used only for the precise domestic purposes shown on the approved plan reference: BV/PD/01 Proposed Floor Plan and Elevations (workshop, wc and washing facilities,) and shall be used by occupiers of the dwelling known as Brandie View only. No part of the building shall be used for sleeping accommodation nor shall any kitchen or additional washing facilities be incorporated within the building.

6. 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.

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Reason(s)

1. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

2. 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 Policy GDP1 of the Wrexham Unitary Development Plan.

3. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

4. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

5. To ensure that the use of the building does not detrimentally impact upon onsite parking provision or lead to an increase in pollution levels leading to the River Dee and Bala Lake SAC, in accordance with UDP policies GDP1, T8, EC6 and EC14

6. 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 Policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant

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

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beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

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.

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