

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



Applicant	MICHELLE BLAKEMORE-IRVING	Reference	P/2023/0129
Agent	DESIGN PLANNING MICHAEL HILTON DESIGN PLANNING WHITEFIELD BUILDINGS 188-200 PENSBY ROAD HESWALL CH60 7RJ	Date Received	17/11/2022
		Decision Date	17/12/2025

Town and Country Planning Act, 1990

Location of Application

LAND SOUTH OF THE LODGE GLASCOED ROAD BWLCHGWYN WREXHAM
LL11 5YG

Description of Application

NEWID DEFNYDD TIR AC ADEILAD YN FEITHRINF A I BLANT, ADNEWYDDU
STABL I LOCHES GAEEDIG A GOSOD TOILED COMPOST

CHANGE OF USE OF LAND TO CHILDRENS NURSERY, REFURBISHMENT OF
STABLE TO AN ENCLOSED SHELTER AND INSTALLATION OF A COMPOST
TOILET

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

Development Plan Policies:

EC5 - Special Landscape Areas
EC6 - Biodiversity Conservation
PS1 - Broad Location of Development
PS2 - Broad Location of Development
PS3 - Broad Location of Development
PS4 - Broad Location of Development
PS11 – Biodiversity
GDP1 – Development Objectives
EC5 – Special Landscape Area
EC6 – Biodiversity Conservation
T8 - Parking

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



Applicant MICHELLE
BLAKEMORE-IRVING

Reference P/2023/0129

Agent DESIGN PLANNING
MICHAEL HILTON
DESIGN PLANNING
WHITEFIELD
BUILDINGS 188-200
PENSBY ROAD
HESWALL CH60 7RJ

Date Received 17/11/2022

Decision Date 17/12/2025

Revision	Date	Description of Decision
0	17/12/2025	Planning permission issued

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 and set out in:
 - Email dated 15th December 2025 from Design Planning
 - Site and Location Plan DWG No. 22-07-02 D Rev D 25th November 2025
 - Proposed WC DWG No. 22 24 01
 - Proposed alterations to Stables to provide sheltered area DRG No. 22 24 01 A
2. The access shall have a visibility splay of 2.4m by 45m in both directions as measured along the nearside edge of the adjoining carriageway over land within the control of the applicant and / or the Highway Authority. Within the splays, there shall be no obstruction in excess of 1 metre in height above the level of the adjoining carriageway. The splay shall be permanently retained for the duration of the use hereby approved.
3. The number of children that can attend the nursery shall be limited to a maximum of 10 at any one time.

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



Applicant	MICHELLE BLAKEMORE-IRVING	Reference	P/2023/0129
Agent	DESIGN PLANNING MICHAEL HILTON DESIGN PLANNING WHITEFIELD BUILDINGS 188-200 PENSBY ROAD HESWALL CH60 7RJ	Date Received	17/11/2022
		Decision Date	17/12/2025

4. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any statutory instrument revoking or e-enacting that Order with or without amendment), no part of the premises shall be used except for the precise purposes described in the application plans and documents.
5. No storage shall take place in the open on any part of the site.
6. Within 6 months of the date of the decision of this application, the vehicular access shall be hard surfaced with hard bound materials for a minimum distance of 5m behind the adjoining highway.
7. The parking area shall be hard surfaced in accordance with details to be submitted to and agreed in writing by the local planning authority. These details shall be submitted within 6 months of the date of approval of this application and shall be implemented within 3 months of the date of approval and thereafter permanently retained.

Reason(s)

1. To comply with section 71ZA (2) of the Town and Country Planning Act.
2. In the interests of highways safety in accordance with policy GDP1 of the Wrexham Unitary Development Plan.

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



Applicant	MICHELLE BLAKEMORE-IRVING	Reference	P/2023/0129
Agent	DESIGN PLANNING MICHAEL HILTON DESIGN PLANNING WHITEFIELD BUILDINGS 188-200 PENSBY ROAD HESWALL CH60 7RJ	Date Received	17/11/2022
		Decision Date	17/12/2025

3. In the interests of highway safety in accordance with policy GDP1 of the Wrexham Unitary Development Plan.
4. Due to the location of the site outside any recognised settlement limits, the location within the catchment of the River Dee and Bala lake SAC and the nature of the surrounding highway network, any use other than that permitted may have additional harmful impacts in accordance with policy GDP1 of the Wrexham Unitary Development Plan.
5. In the interests of the visual amenities of the surrounding countryside in accordance with policy GDP1 of the Wrexham Unitary Development Plan.
6. To ensure that no deleterious materials are carried onto the highway, in the interests of highway safety and to comply with Policy GDP1 of the Wrexham Unitary Development Plan.
7. In order to provide a satisfactory parking area and in the interests of highway and pedestrian safety in accordance with policy GDP1 of the Wrexham Unitary Development Plan.

Ian Jones

Prif Swyddog Dros Dro Yr Economi a Chynllunio
Interim Chief Officer Economy and Planning

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



Applicant MICHELLE
BLAKEMORE-IRVING

Reference P/2023/0129

Agent DESIGN PLANNING
MICHAEL HILTON
DESIGN PLANNING
WHITEFIELD
BUILDINGS 188-200
PENSBY ROAD
HESWALL CH60 7RJ

Date Received 17/11/2022

Decision Date 17/12/2025

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

[Planning and building control | Wrexham County Borough Council](#)