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 Mr Neil Ranford

Reference P/2025/0641

Agent Mr Neil Ranford
NCR Architectural
Design Limited, 1st &
2nd Floors, Lower
High Street,
Stourbridge, DY81TA

Date Received 13/08/2025

Decision Date 17/12/2025

Town and Country Planning Act, 1990

Location of Application

ASHGROVE, CHESTER ROAD, GRESFORD, WREXHAM, LL12 8PP

Description of Application

NEWID DEFNYDD YR ADEILAD I FFLATIAU STAFF X 2 AC ESTYNIAD OCHR UNLLAWR

CHANGE OF USE OF BUILDING TO STAFF APARTMENTS X 2 AND SINGLE STORY SIDE EXTENSION

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

Development Plan Policies:

EC 4 - Hedgerows, Trees and Woodland
EC6 - Biodiversity Conservation
GDP 1- Development Objectives
H3 - Conversion of Buildings Outside Settlement Limits
PS1 - Broad Location of Development
PS2 - Broad Location of Development
T8 - Parking

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

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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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):
Existing floor plans and elevations (dwg no. ACH-2)
Proposed floor plans and elevations (dwg no. ACH-10)
Existing site and location plan (dwg no. ACH-1)
Proposed site plan (dwg no. ACH-11 REV A)
Tree Survey plan (dwg no. 12014 TCP 01)

3. No part of the development shall commence until a scheme of noise insulation and attenuation measures between staff living accommodation 1 and accommodation 2 has been submitted to, and approved in writing by, the Local Planning Authority. The measures as approved shall be fully implemented in strict accordance with the scheme prior to first occupation of the development and shall thereafter be permanently retained.

4. The occupation of the dwellings shall be limited to persons solely employed in the business - Ashgrove Care Home, Chester Road, Gresford.

5. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on - Green Infrastructure Statement & Baseline Biodiversity Plan (Report number: 2024/010 B) have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

6. No part of the development shall commence until a scheme detailing the construction of the following has been submitted to and approved in writing by the Local Planning Authority:

   1) Installation of tactile paving across the existing vehicular access off Chester Road. The scheme as approved shall be fully implemented prior to first use of the development.

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7. Prior to first use of the development the site shall be laid out in strict accordance with layout plan no. ACH/11 Rev A

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 ensure a satisfactory standard of living accommodation in accordance with policy GDP1 of the Wrexham Unitary Development Plan

4. To ensure no additional foul flows are generated from the site in the interest of preventing an adverse impact upon the River Dee/Bala Lake Special Area of Conservation in accordance with Policy EC6 of the Wrexham Unitary Development Plan, and in the interest of protecting the open countryside from inappropriate development in accordance with Policies PS1 and H3 of the Wrexham Unitary Development Plan

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

6. In the interest of pedestrian safety and in accordance with Policy GDP1 of the Wrexham Unitary Development Plan

7. To ensure no detriment to the highway network in accordance with Policy GDP1 of the Wrexham Local Development Plan.

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Note(s) to applicant

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

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.

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.

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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.

The Applicant is advised that under the dust from construction and / or demolition activities can be judged to be causing a statutory nuisance to neighbouring properties. A legal notice can be served requiring that any dust nuisance is abated, and failure to comply with the requirements of the notice can result in prosecution. 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.

A licence should be obtained (as required by section 184 / 171 of the Highways Act 1980) from the Highway Authority in order to install appropriate tactile paving at the existing access. The applicant will be required to submit a detailed construction plan of these works for further approval). Further guidance can be obtained from the Environment & Technical Department of Wrexham County Borough Council on telephone 01978 729670

Ian Jones

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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