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 Miss Leah Pickup

Reference P/2025/0844

Decision Date 05/01/2026

Town and Country Planning Act, 1990

Section 73

Location of Application

Land to the North and South of Lane Farm, Rossett Road, Trevalyn, LL12 0DS

Description of Application

AMRYWIO AMOD 1 O GANIATÂD MATERION A GADWYD YN ÔL P/2024/1074 I DIWYGIO CYNLLUNIAU CYMERADWY - NEWID Y LLEINIAU/CYNLLUN Y SAFLE

VARIATION OF CONDITION 1 OF RESERVED MATTERS APPROVAL P/2024/1074 TO AMEND APPROVED PLANS - PLOT SUBSTITUTION/SITE LAYOUT

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

Development Plan Policies:

CLF 5 - Open Space Requirements from new Residential Developments
EC 1 - Green Barriers
EC2 - Agricultural Land
GDP 1- Development Objectives
PS1 - Broad Location of Development
T8 - Parking
CLF 5 - Open Space Requirements from new Residential Developments
EC6 - Biodiversity Conservation
PS1 - Broad Location of Development
T8 - Parking
EC 1 - Green Barriers
EC2 - Agricultural Land

Revision	Date	Description of Decision
0	05/01/2026	Planning permission issued

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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 on the following plan(s) and document(s):
· Drawing no. ROSSRD-SL.01 Revision R;
· Drawing no. P.1416.20.01 Revision N, Sheets 1-5;
· Drawing no. P.1416.02.02 Revision N, Sheets 1-5;
· Drawing no. ROSSRD-SL-FFL-01;
· Rossett Housetype Pack Revision B; and
· ROSSRD-ML.01 Revision C.
• Planting Plan Sheet 1 of 5 (P.1416.20.02 Rev T)
• Planting Plan Sheet 2 of 5 (P.1416.20.02 Rev T)
• Planting Plan Sheet 3 of 5 (P.1416.20.02 Rev T)
• Planting Plan Sheet 4 of 5 (P.1416.20.02 Rev T)
• Planting Plan Sheet 5 of 5 (P.1416.20.02 Rev T)
• Landscape Layout Sheet 1 of 5 (P.1416.20.01 Rev S)
• Landscape Layout Sheet 2 of 5 (P.1416.20.01 Rev S)
• Landscape Layout Sheet 3 of 5 (P.1416.20.01 Rev S)
• Landscape Layout Sheet 4 of 5 (P.1416.20.01 Rev S)
• Landscape Layout Sheet 5 of 5 (P.1416.20.01 Rev S)
• Site Layout (ROSSRD-SL.01)

2. A flood attenuation basin shall be constructed in phase 2 prior to the first occupation of any dwelling in that phase in accordance with the details shown on drawing No. 106 Revision C: Southern Land Parcel Main Drainage Flood Exceedance Routing Plan and drawing No. 108 Revision A: Sustainable Drainage (SAB) Southern Land Parcel Detention Basin Details approved on 15 March 2024 under reference No. P/2023/0852.

3. All landscaped areas, with the exception of the garden areas of individual plots, shall be managed and maintained in accordance with the Landscape and Ecological Management Plan, reference P.1416.20 Revision M.

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4. No dwelling shall be occupied until it has been provided with a parking area in accordance with details down on drawing no. ROSSRD-SL.01 revision R. The parking area for each dwelling shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and of vehicles at all times

Reason(s)

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

2. To protect the development from flooding and to ensure that the increase in off-site flooding does not increase in accordance with Policy GDP1 of the Wrexham Unitary Development Plan

3. 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.

4. To provide for the parking of vehicles clear of the highway in accordance with Policies GDP1 of the Wrexham Unitary Development Plan

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