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 HELEN MAURICE-JONES

Reference P/2025/0819

Decision Date 07/01/2026

Town and Country Planning Act, 1990

Section 73

Location of Application

CLOVERCROFT, BURTON HALL ROAD, BURTON, ROSSETT, WREXHAM, LL12 0AR

Description of Application

AMRYWIO AMOD 2 CANIATÂD CYNLLUNIO BUR 10075 AC AMOD RHIF 4 YNGHLWM WRTH GANIATÂD CYNLLUNIO AMLINELLOL CYF: BUR 07356 I DDIWYGIO'R CYFYNGIADAU MEDDIANNAETH

VARIATION OF CONDITION 2 OF PLANNING PERMISSION BUR 10075 AND CONDITION NO. 4 ATTACHED TO OUTLINE PLANNING PERMISSION REF: BUR 07356 TO AMEND OCCUPANCY RESTRICTIONS

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

Development Plan Policies:

GDP 1- Development Objectives

Revision	Date	Description of Decision
0	07/01/2026	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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

Applicant MRS HELEN MAURICE-JONES

Reference P/2025/0819

Decision Date 07/01/2026

1. 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.

2. The existing and planted trees as approved under application refs: BUR 7356 and BUR 10075 shall be permanently retained and shall not be cut down, grubbed out or otherwise removed or topped or lopped at any point without the prior written permission of the Local Planning Authority.

Reason(s)

1. To ensure that the dwelling is only occupied by a family of a bona fide rural worker in accordance with Policy H5 of the Wrexham Unitary Development Plan and Technical Advice Note 6.

2. To ensure landscape features are properly considered and protected in accordance with Policies GDP1, PS11, EC4, EC5 and EC6 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