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 Phillip Robinson

Reference P/2024/1689

Agent Mrs Wendy Britner
Blueprint Architectural Services, Redwither Tower, Redwither Business Park, Wrexham, United Kingdom, LL13 9XT

Date Received 18/12/2024

Decision Date 19/08/2025

Town and Country Planning Act, 1990

Section 73

Location of Application

LOWER FARM, BOWLING BANK, WREXHAM, LL13 9RY

Description of Application

AMRYWIO AMODAU 1, 2, 11 18, 20, 22 A 24 CANIATÂD CYNLLUNIO P/2019/0647 I YMESTYN TERFYN AMSER AR GYFER CYCHWYN DATBLYGIAD, A DIWYGIO DYLUNIAD, DRAINEO A ECOLEG / VARIATION OF CONDITIONS 1, 2, 11, 18, 20, 22 AND 24 OF PLANNING PERMISSION P/2019/0647 TO EXTEND TIME LIMIT FOR COMENCEMENT OF DEVELOPMENT, APPROVE PHOTOGRAPHIC SURVEY AND AMEND DESIGN, DRAINAGE AND ECOLOGY DETAILS

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

Development Plan Policies:

EC13 - Surface Water Run-off
EC14 - Protection of Controlled Waters
EC 4 - Hedgerows, Trees and Woodland
EC6 - Biodiversity Conservation
GDP 1- Development Objectives
H3 - Conversion of Buildings Outside Settlement Limits
H5 - Housing in the Countryside
PS2 - Broad Location of Development
PS 3 - Broad Location of Development
PS4 - Broad Location of Development
T8 - Parking

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Revision	Date	Description of Decision
0	19/08/2025	Planning permission issued
1	08/01/2026	P/2025/0825 - DISCHARGE OF CONDITIONS 3 (MATERIALS), 4 (WINDOW AND DOOR DETAILS), 5 (EXTERNAL PAINT FINISHES), 12 (LIGHTING), 14 (VEHICULAR ACCESS), 18 (LANDSCAPING) AND 24 (BROADBAND INFRASTRUCTURE)

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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):
   - Proposed Site Plan Reference: R121/006 1 of 2 Rev C,
   - Proposed Floor Plan Reference: R121/006 2 of 2 Rev C,
   - Proposed Elevations Plan Reference: R121/006.

3. Prior to their use on the development hereby permitted, samples of the materials to be used in the construction of the external surfaces of the development shall be submitted for the written approval of the Local Planning Authority. Development shall be carried out in accordance with the details that are approved.

   Details approved under reference number P/2025/0825

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4. Prior to their installation on the building, drawings to scale 1:5 and 1:20 fully detailing all new or replacement windows and doors, which shall be of Timber Frames only, shall be submitted to and approved in writing by the Local Planning Authority. The details shall fully describe the proposed materials, decorative/protective finishes, method of opening and glazing type and include cross sections for glazing bars, sills, heads etc. The works shall only be carried out in strict accordance with such details as are approved and the windows and doors shall only be replaced thereafter on a like for like basis.

Details approved under reference number P/2025/0825

5. Prior to first use of the development, all external joinery shall receive a painted finish in accordance with a colour which has been submitted to and approved in writing by the Local Planning Authority. The colour of the painted finish shall not thereafter be changed without the prior written consent of the Local Planning Authority.

Details approved under reference number P/2025/0825

6. All new and replacement rainwater goods shall be of aluminium or cast-iron material only.

7. All roof lights hereby approved shall be ‘conservation type’ only fitted flush with the adjoining roof surface.

8. The foul water drainage scheme as shown on approved plan reference: XXX-LST-XX-XX-DR-D-0100 and detailed within the environmental permit reference PAN-026852 shall be implemented prior to the first use/occupation of the development.

9. The drainage scheme implemented in accordance with condition no. 8 shall be managed in accordance with the Environmental Permit reference PAN-026852.

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10. The development shall be carried out in strict accordance with the findings and recommendations contained within '2025 BAT SURVEY RESULTS AT LOWER FARM BARNS, BOWLING BANK, WREXHAM, LL13 9RY, by Ben Jones Ecology, Dated 05/08/2025, Plant and Robinson Construction Ltd'. The mitigation and compensation measures hereby approved shall be fully implemented prior to first use of the development.

11. The development shall be carried out in strict accordance the submitted GCN RAMs Reference MS BJ24-234.1, Dated 16 January 2025, By Ben Jones Ecology, for Plant & Robinson Construction Ltd' hereby approved.

12. No external illumination within the site shall take place before a lighting scheme has been submitted to and agreed in writing by the Local Planning Authority. The lighting scheme shall be installed and operated in accordance with the approved details. No other lighting shall be used on any external part of the development.

Details approved under reference number P/2025/0825

13. The net biodiversity measures (NBB) as shown on approved plan reference R121/006 2 of 2 Rev C shall be implemented in full, prior to first occupation / use of the development, and thereafter maintained for the lifetime of the development.

14. Prior to first use of the development, the existing eastern vehicular access shall be permanently closed in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority.

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15. Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 10 metres behind the adjoining highway.

16. Prior to first use of the development hereby permitted the vehicular access shall provide visibility splays of 2.4 metres x 43 metres in both directions measured to the centreline of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

17. The vehicular parking and turning areas as shown on the plans(s) numbered R121/009 Rev B shall be fully laid out, surfaced and drained prior to first use of the development. This area shall thereafter be permanently retained and kept free of any obstruction and made available solely for the parking of vehicles at all times.

18. Within three months of commencement of the development hereby permitted, a scheme of hard and soft landscaping shall be submitted for the written approval of the Local Planning Authority. The scheme shall provide for native tree and hedge planting, type, design and position of all boundary treatments, together with a timescale for the implementation of the works.

Details approved under reference number P/2025/0825

19. The landscaping scheme shall be undertaken in strict accordance with the scheme submitted and approved in connection with condition no. 18, within the agreed timescale.

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20. The planting scheme implemented in connection with condition no.19 shall be permanently retained. Any trees, hedgerows or plants which following the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

21. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any Order revoking and re-enacting that Order with or without modification), no fences, gates or walls shall be erected / constructed on any part of the site.

22. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2013 and 1995, no further Development shall take place under Classes A - E of Schedule 2 Part 1, or under Class A of Schedule 2, Part 2 other than the Development hereby granted permission

23. No part of the residential / domestic use shall extend beyond the residential curtilage as is edged in green colour on the submitted proposed site layout plan reference: R121/009 Rev B.

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24. No development shall take place until a scheme to enable the provision of gigabit capable broadband infrastructure from the site boundary to the dwellings/buildings hereby permitted has been submitted to and agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Details approved under reference number P/2025/0825

25. A compliance audit shall be carried out by a qualified ecologist, independently of the appointed principal ecologist, in accordance with details which have been submitted to and approved in writing by, the Local Planning Authority. A copy of the completed audit report shall be submitted to and approved in writing by, the Local Planning Authority, prior to first occupation of the development.

Reason(s)

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

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

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

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

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

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

8. To protect the health and safety of existing residents and to ensure no detriment to the environment in accordance with Policies GDP1, EC6 and EC14 of the Wrexham Unitary Development Plan.

9. To protect the health and safety of existing residents and to ensure no detriment to the environment in accordance with Policies GDP1 EC4 and EC14 of the Wrexham Unitary Development Plan.

10. In order to protect wildlife interests in accordance with Policies GDP1, PS11, EC4, EC5 and EC6 of the Wrexham Unitary Development Plan.

11. In order to protect wildlife interests in accordance with Policies GDP1, PS11, EC4, EC5 and EC6 of the Wrexham Unitary Development Plan.

12. In order to protect wildlife interests in accordance with Policies GDP1, PS11, EC4, EC5 and EC6 of the Wrexham Unitary Development Plan.

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

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14. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

15. To ensure that no deleterious material is carried onto the highway, in the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

16. To ensure that adequate visibility is provided at the proposed point of access to the highway in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

17. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan.

18. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1, PS11, EC4, EC5 and EC6 of the Wrexham Unitary Development Plan.

19. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1, PS11, EC4, EC5 and EC6 of the Wrexham Unitary Development Plan.

20. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1, PS11, EC4, EC5 and EC6 of the Wrexham Unitary Development Plan.

21. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

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22. 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.

23. 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.

24. To support the roll-out of digital communications infrastructure across Wales in accordance with Policy 13 of Future Wales.

25. In order to protect wildlife interests in accordance with Policies GDP1, PS11, EC4, EC5 and EC6 of the Wrexham Unitary Development Plan.

Note(s) to applicant

If evidence of storage/spillage of agro-chemicals are found in or around the farm buildings/outbuildings/area, then it would be prudent to investigate the potential for residual contamination. The applicant is advised to contact the Council's Contaminated Land Officer on 01978 298771 or 297773 for further guidance

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

You are advised that the planning permission hereby granted does not authorise any building over, diversion, connection or other interference with any sewer, public or private, which crosses the site. You are advised to contact Welsh Water in this regard, prior to undertaking any groundwork in connection with the development.

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Should you be required to depart from the details hereby approved, you should contact the Council's planning department to seek further advice with regard to the submission of amended plans and / or a new planning application.

In line with the Welsh Government's decarbonisation targets, Welsh Government published the Electric Vehicle Charging Strategy, setting out its plans for charging electric cars and vans in Wales. In the interest of supporting and encouraging low emission vehicles, in the interest of air quality enhancement, and to comply with the aims and objectives of the Electric Vehicle Charging Strategy, we encourage the provision of electric vehicle charge points and recommend the following minimum standard for numbers and power output:· One Standard Electric Vehicle Charging Point providing a continuous supply of at least 16A (3.5kW) for at least 10% of parking spaces;
· A Standard Electric Vehicle Charging Point is one which is capable of providing a continuous supply of at least 16A (3.5kW) and up to 32A (7kW). The higher output is more likely to be futureproof;
· The electrical supply of the final installation should allow the charging equipment to operate at full rated capacity;
· The installation must comply with all applicable electrical requirements in force at the time of installation.

Warning: An European protected species (EPS) Licence is required for this development. This planning permission does not provide consent to undertake works that require an EPS licence. It is an offence to deliberately capture, kill or disturb EPS or to recklessly damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine.

To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at https://naturalresources.wales/conservation-biodiversity-and-wildlife/european-protected-species/?lang+en

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You should ensure that any difference between the plans approved under the Town and Country Planning Acts and those approved under the Building Regulations is resolved prior to commencement of development, by formal submission of amended plans.

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.

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;

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- 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.

Lighting has the potential for classification as a statutory nuisance under the Environment Protection Act 1990. If lighting is found to be causing a nuisance than an Abatement Notice may be served, and the applicant is advised to consider this when designing the installation of any lighting.

You are reminded that the building contains bat roosts and unauthorised interference could result in prosecution.

The scheme of landscaping referred to in the above conditions shall include any changes to ground levels (shown by existing and proposed contours/levels) and any existing vegetation (showing that to be retained) and proposed planting. In addition, any of the following which apply to the particular site must be included:- means of enclosure, car parking layout, access and circulation areas, materials for hard surfaced areas, any minor structures (e.g. refuse stores, lamp columns, play equipment) location of services, and any historic landscape features to be retained/improved.

David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wrecsam
Chief Officer Economy and Planning, Wrexham County Borough Council

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Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council