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 N Copeland

Agent Mr Tom Smith
Soughton House, 2
Nicholas Street Mews,
Chester, CH1 2NS

Reference P/2025/0720

Date Received 16/09/2025

Decision Date 06/11/2025

Town and Country Planning Act, 1990

Section 73

Location of Application

LAND AT, BEDWELL ROAD, CROSS LANES, WREXHAM, LL13 0TR

Description of Application

AMRYWIO AMOD 2 CANIATÂD CYNLLUNIO P/2019/0316 I DIWYGIO CYNLLUN - NEWIDIADAU I LEINIAU 04 A 05

VARIATION OF CONDITION 2 OF PLANNING PERMISSION P/2019/0316 TO AMEND SITE LAYOUT PLAN - PLOTS 04 AND 05

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

Development Plan Policies:

EC14 - Protection of Controlled Waters
EC 4 - Hedgerows, Trees and Woodland
GDP 1- Development Objectives
H2 - Residential Development (of Unannotated Land) within Settlements
PS1 - Broad Location of Development
PS2 - Broad Location of Development
PS 3 - Broad Location of Development
PS4 - Broad Location of Development
T8 - Parking
EC6 - Biodiversity Conservation

Revision	Date	Description of Decision
0	06/11/2025	Planning permission issued
1	13/02/2026	P/2025/0891 - DISCHARGE OF CONDITIONS 8 (PLANTING) AND 13 (BIODIVERSITY) OF PLANNING PERMISSION P/2025/0720

Particulars of decision : GRANTED subject to the following:-

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Conditions

1. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered PL01 Rev X - Proposed site layout plan, 10110.05 Rev B - House Type A Plot 1, 10110.06 Rev B - House Type B Plot 2, 10110.07 Rev A - House Type C Plot 3, 10110.08 Rev A - House Type D Plots 4-5 and as contained within the application documentation.

2. The development shall only be carried out in strict accordance with the external materials samples approved in connection with application reference P/2019/0464.

3. Prior to first use of the development hereby approved to which they are to serve, the vehicular accesses shall provide visibility splays of 2.4 metres x 43 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

4. The site frontage footway scheme shall be fully implemented as approved in connection with planning application reference P/2019/0464.

5. The Construction Traffic Management Plan approved in connection with planning application reference P/2019/0464 shall be fully implemented.

6. No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

7. No development or other operations shall take place on site except in strict accordance with the Arboricultural Method Statement approved in connection with planning application reference P/2019/0464.

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8. Within 6 months of occupation of Plots 4 and 5, replacement hedgerow consisting of a native mix of species shall have been planted across the site frontage in accordance with the specification which has first been submitted to and approved in writing by the Local Planning Authority. The planting shall be permanently retained and any planting which is removed or is severely damaged or becoming diseased within this time shall be replaced with hedging plants of the equivalent size and species.

Details approved under application reference P/2025/0891

9. No tree or hedge removal shall be carried out during the bird nesting season.

10. The development shall be carried out in accordance with the great crested newt reasonable avoidance measures and bio risk assessment as approved in connection with planning application reference P/2019/0464

11. All works in relation to the implementation of this permission, including deliveries to and / or leaving the site, shall be undertaken only between the hours of 7.30 and 18.00 Monday to Friday, and 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday unless the prior written approval of the Local Planning Authority has been obtained.

12. No part of the development shall be occupied until the comprehensive and integrated drainage scheme approved in connection with planning application reference P/2019/0464 has been implemented in all respects and the development shall be managed and maintained for the lifetime of the development in accordance with the approved scheme.

13. No part of the construction of the dwellings on Plots 4 and 5 shall commence until a plan to provide net benefit for biodiversity (NBB) i.e. a better outcome than if the site was left undeveloped has been submitted to, and approved in writing by, the Local Planning Authority. The measures shall be implemented in full, prior to first occupation / use of the development, and thereafter maintained for the lifetime of the development.

Details approved under application reference P/2025/0891

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Reason(s)

1. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.

2. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies PS2 and GDP1 of the Wrexham Unitary Development Plan.

3. 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.

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

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

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

7. To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s) in accordance with Policy EC4 of the Wrexham Unitary Development Plan.

8. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies PS2 and GDP1 of the Wrexham Unitary Development Plan

9. In order to ensure that nesting birds, which are protected in law, are not disturbed during the development process in accordance with Policy EC6 of the Wrexham Unitary Development Plan.

10. In order to protect species which would otherwise be harmed by the implementation of the development in accordance with Policy EC6 of the Wrexham Unitary Development Plan.

11 To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

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12. To ensure satisfactory drainage of the site and to avoid flooding. in accordance with Policies GDP1, EC6 and EC14 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.

Note(s) to applicant

Following the commencement of Schedule 3 of the Flood and Water Management Act, the works as proposed are required to obtain approval from the SuDS Approving Body (SAB) prior to commencement of those construction works. Further details of the SAB, the new national standards, the pre-application advice service and the application for approval process can be found on the Wrexham CBC's SAB webpage: https://www.wrexham.gov.uk/english/planning_portal/sab/sab.htm or by contacting the SAB Team directly at SAB@wrexham.gov.uk

Detailed advice has been issued by Natural Resources Wales which is available on the Council's planning applications website.

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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.

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.

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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;
- 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.

Ian Jones

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

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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