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 Chris Rowe

Agent Mr Jack Felgate
3 Oakmere Drive,
Chester, United
Kingdom, CH3 5SD

Reference P/2025/0761

Date Received 02/10/2025

Decision Date 13/01/2026

TOWN AND COUNTRY PLANNING ACT, 1990

Location of Application

LAND WEST OF PENDIL, LLANGOLLEN ROAD, ACREFAIR, WREXHAM, LL14 3RS

Description of Application

RHYDDHAU AMOD 3 (SAMPLAU), 5 (HALOGIAD), 7 (BIODDIOGELWCH), 14 (GOLEUADAU), 15 (CYNLLUN RHEOLI TRAFFIG ADEILADU), 16 (DULL AMGÁU) A 17 (TIRLUNIO)CANIATÂD CYNLLUNIO P/2023/0746

DISCHARGE OF CONDITIONS 3 (SAMPLES), 5 (CONTAMINATION), 7 (BIODIVERSITY) 14 (LIGHTING), 15 (CONSTRUCTION TRAFFIC MANAGEMENT PLAN), 16 (MEANS OF ENCLOSURE) AND 17 (LANDSCAPING) OF PLANNING PERMISSION P/2023/0746

DECISION

The following details are approved:

Condition 3 (Samples): Facing Brick - Vandersanden Blenheim Red, Roof Covering - Marley Modern (Grey), Windows - Grey uPVC, Guttering - Black uPVC, Fascias and Soffits - Grey uPVC, Quoins - Addstone buff stone quoins

Condition 5 (Contamination): Groundfirst 'Phase 1 contaminated land report, Land west of Pendil, Llangollen Road, Acrefair, Wrexham, LL14 3RS, Report Reference: 4452R1, Final, 07 October 2025, prepared for JJ & K Developments Ltd

Condition 7 (Biodiversity): Net Biodiversity Benefit Statement

Condition 14 (Lighting): Lighting Column Relocation Plan R01.1.011, Rev a, October 2025

Condition 15 (Construction Traffic Management): Construction Traffic Management Plan Rev B (Received 11th January 2026)

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 Chris Rowe

Reference P/2025/0761

Agent Mr Jack Felgate
3 Oakmere Drive,
Chester, United
Kingdom, CH3 5SD

Date Received 02/10/2025

Decision Date 13/01/2026

Condition 16 (Means of Enclosure): Plan R01.1.009 Rev a dated 06.2025 and email dated 18th November 2025

Condition 17 (Landscaping): Plan R01.1.010 Proposed Landscaping 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