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 WALSH

Agent MR ALAN LAKE
WESTFIELD, COED
PELLA ROAD,
COLWYN BAY, LL29
7BB

Reference P/2025/0933

Date Received 10/12/2025

Decision Date 27/01/2026

Town and Country Planning Act, 1990

Section 73

Location of Application

MARFORD GATE, CHESTER ROAD, GRESFORD, WREXHAM, LL12 8SF

Description of Application

AMRYWIO AMOD 1 O GANIATÂD MATERION A GADWYD YN ÔL P/2023/0880 I DIWYGIO CYNLLUNIAU GWEDDLUN/DEUNYDDIAU

VARIATION OF CONDITION 1 OF RESERVED MATTERS APPROVAL P/2023/0880 TO AMEND ELEVATION PLANS/MATERIALS

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

Development Plan Policies:

EC6 - Biodiversity Conservation
GDP 1- Development Objectives

Revision	Date	Description of Decision
0	27/01/2026	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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1. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
   - Site Plan PL01
   - Floor Plan PL02
   - Floor Plan PL03
   - Elevation Plan PL04 Rev Y
   - Elevation Plan PL05 Rev Y
   - Material Sheet PL10 Rev B
   - Net Benefit to Biodiversity Plan PL09

2. The development shall be carried out in strict accordance with the findings and recommendations contained within the Ecological Walkover Survey, By Arbtech, Dated 17 July 2023. The mitigation and avoidance measures hereby approved shall be fully implemented prior to first use occupation of either of the two dwellings.

3. Neither of the two dwellings hereby permitted shall be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on plan ref: Net Biodiversity Benefit PL09 have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

4. Within six months of the first use of the development, trees and shrubs shall be planted on the site in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

5. Landscaping shall be undertaking in accordance with the details shown on drawing PL09 in the first planting (November to March) and seeding (April to September) seasons following the first occupation of the development. 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 species of the same type and size as those originally planted

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6. The development shall be carried out in strict accordance with the Arboricultural Method Statement ref no Tree Solutions 23/AIA/WXM/313.

Reason(s)

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

2. In order to protect wildlife interests in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.

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

4. 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.

5. 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.

6 To preserve the health, safety and amenity value of the tree(s) in accordance with Policies GDP1, EC6, EC4 and EC14 of the Wrexham Unitary Development Plan.

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:

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https://www.wrexham.gov.uk/english/planning_portal/sab/sab.htm or by contacting the SAB Team directly at SAB@wrexham.gov.uk

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;
- 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.

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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

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