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 & Mrs Steffan & Vicky Davies

Agent Mr Wyn Roberts
The Moorings, Rowton Bridge Road,
Christleton, Chester,
CH3 7AE

Reference P/2025/0409

Date Received 16/05/2025

Decision Date 30/01/2026

Town and Country Planning Act, 1990

Location of Application

CAE COCH, GOLLY, ROSSETT, WREXHAM, LL12 0AL

Description of Application

DYMCHWEL TŶ AC ADEILADAU FFERM SEGUR PRESENNOL A THROSI YSGUBOR A GEDWIR GYDAG ESTYNIAD I FFURFIO ANNEDD NEWYDD

DEMOLITION OF EXISTING HOUSE AND REDUNDANT FARM BUILDINGS AND CONVERSION OF RETAINED BARN WITH EXTENSION TO FORM REPLACEMENT DWELLING

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

Development Plan Policies:

EC13 - Surface Water Run-off
EC 4 - Hedgerows, Trees and Woodland
EC6 - Biodiversity Conservation
GDP 1- Development Objectives
H10 - Replacement Dwellings in the Countryside
H3 - Conversion of Buildings Outside Settlement Limits
PS 11 - Biodiversity
PS2 - Broad Location of Development

Revision	Date	Description of Decision
0	30/01/2026	Planning permission issued

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.

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2. No development, including site clearance, shall commence until a Great Crested Newt (GCN) plan of reasonable avoidance measures has been submitted to and approved in writing by the Local Planning Authority. The plan of reasonable avoidance measures should include, but not necessarily be limited to:
• submission of detailed GCN / amphibian reasonable avoidance measures, and associated plans including, fencing location, design and specifications; consideration of human access issues across fence lines; details concerning the removal or displacement of individuals from working areas; fence monitoring and maintenance requirements; and supervised removal of barrier fences.
• details of timing, phasing and duration of construction activities and conservation measures.

   The plan of reasonable avoidance measures shall be carried out in accordance with the approved details.

3. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
Amended proposed floor plan dwg no. A(300) 01 REV C
Amended proposed Sections & Elevations dwg no. A(300) 02 REV E
Proposed Bat House dwg no. A(300)03
Site Location Plan dwg no. A(050)01 REV C
Existing Barn; Plan, Section & Elevations dwg no. A(050) 03
Existing Site Plan & Demolitions Plan dwg no. A(050) 05 REV B
Existing Site Sections 1-1 & 2-2 dwg no. A(050) 06 REV B
Planning, Design & Access Statement
Nutrient budget calculations (existing and proposed)
Phosphorus Assessment Statement final
MI-Nutrient-Neutrality-technical-doc
Percolation test report letter
Marsh-Ensign-STP-brochure

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4. The development shall be carried out in strict accordance with the findings and recommendations contained within Section A1.1.2.3. New Roost Creation, Protected Species Survey (Bats), Cae Coch, Golly, dated July 2025, by PJ Ecological Solutions. The mitigation and compensation measures hereby approved shall be fully implemented prior to first use of the development.

5. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) detailed within the approved Preliminary Ecological Appraisal have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

6. Within six months of the first occupation of the replacement dwelling, the existing dwelling shown shall be demolished and all materials resulting from the demolition shall be removed from the site. The land shall subsequently be landscaped in accordance with a scheme previously submitted to and approved in writing by the Local Planning Authority.

7. Prior to the demolition of the existing dwelling, the compensatory bat roost provision shall be built in accordance with the approved plans. The roost shall be in situ for a **minimum period of six months** prior to demolition. A letter of compliance from a suitably qualified ecologist, confirming the roost is 'functional and available,' shall be submitted to the Local Planning Authority before demolition begins

8. No development shall take until a comprehensive scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority.

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9. Landscaping shall be undertaking in accordance with the scheme submitted and approved in connection with condition 8. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting (November to March) and seeding seasons following the first use of the development (April to September). Any trees, hedgerows or plants which, within a period of 5 years from 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.

10. Prior to first use of the development hereby permitted the vehicular access shall provide visibility splays of 2.4m metres x 60m 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.

11. 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 and thereafter permanently retained.

12. Notwithstanding the provisions of Schedule 2, Part 1, Classes A-E 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 extensions shall take place to the dwelling, nor shall any outbuildings be erected within the curtilage

13. Prior to their use on the development hereby permitted, samples of the materials to be used in the construction of the external surfaces and roof 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.

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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 the Wrexham Unitary Development Plan.

3. To comply with Section 71ZA(2) of the Town and Country Planning Act, 1990.

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

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

6. To ensure compliance with Policy H10 of the Wrexham Unitary Development Plan and the advice contained in Local Planning Guidance Note 13: Housing in the Countryside.

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

9. 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.

10. 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.

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

12. In the interest of preventing inappropriate development in the open countryside in accordance with Policy PS1 of the Wrexham Unitary Development Plan.

13. 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.

Note(s) to applicant

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.

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.

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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

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

Advice to Developer
Applicants wishing to operate a private sewerage system will need either to apply to NRW for an environmental permit or register with NRW for an exemption from the permit requirement. Septic tanks and small sewage treatment works that meet certain criteria may be registered as exempt. A step by step guide to registering an exemption can be found on NRW's website. If the septic tank or private sewage treatment system is not eligible for an exemption, the Applicant will need to apply for an environmental permit. Should a permit be required further information may be needed as part of that application process. The Applicant is therefore advised to contact NRW for advice.

It is important to note that a grant of planning permission does not guarantee that a permit will be granted. A proposal may be deemed unacceptable either because of environmental risk or because upon further investigation, a connection to mains sewer was feasible. Applicants are encouraged to ensure they have all the required permissions, consents, permits and any other approvals in place prior to commencement of works on the site. Where private sewage treatment/disposal facilities are utilised, they must be installed and maintained in accordance with British Standard 6297 and Approved Document H of the Building Regulations. We also refer the Applicant to Guidance for Pollution Prevention 4 on the NetRegs website, which provides further information.

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

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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.

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