Y Gwasanaeth Cynllunio
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Neuadd Y Dref, Wrecsam, LL11 1AY

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Planning Service
Wrexham County Borough Council
Guildhall, Wrexham. LL11 1AY

Telephone: 01978298994
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Web: www.wrexham.gov.uk/planning

Application for Approval of Reserved Matters following Outline Approval

Town and Country Planning (Development Management Procedure) (Wales) Order 2012 - Article 21

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Land At Spring Hill Farm

Address Line 1

Spring Hill Farm Road

Address Line 2

Selattyn

Town/city

Oswestry

Postcode

SY10 7NZ

Description of site location (must be completed if postcode is not known)

Easting (x)

320474

Northing (y)

334823

Description

Applicant Details

Name/Company

Title

Mrs

First name

Surname

Benbow

Company Name

Address

Address line 1

Spring Hill Farm

Address line 2

Spring Hill Farm Road

Address line 3

Selattyn

Town/City

Oswestry

Country

Postcode

SY10 7NZ

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

Secondary number

Email address

Agent Details

Name/Company

Title

Mr

First name

Gwyn

Surname

Humphreys

Company Name

Roger Parry & Partners LLP

Address

Address line 1

Mercian House

Address line 2

9 - 10 Darwin Court

Address line 3

Oxon Business Park

Town/City

Shrewsbury

Country

United Kingdom

Postcode

SY3 5AL

Contact Details

Primary number

***** REDACTED ******

Secondary number

Email address

***** REDACTED ******

Development Description

Please indicate all those reserved matters for which approval is being sought:

- [x] Access
- [x] Appearance
- [x] Landscaping
- [x] Layout
- [x] Scale

Please provide a description of the approved development as shown on the decision letter

OUTLINE APPLICATION FOR ERECTION OF RURAL ENTERPRISE DWELLING AND DETACHED GARAGE AND ASSOCIATED WORKS (ALL MATTERS RESERVED)

Reference number

P/2025/0679

Date of decision (date must be pre-application submission)

19/11/2025

Please provide a description of the reserved matters for which you are seeking consent

Application for approval of Reserved Matters (Access, Appearance, Landscaping, Layout and Scale) pursuant to planning permission P/2025/0679 for the construction of a Rural Enterprise Dwelling, Detached Garage & Associated Works

Has the work already started?

- ◯ Yes
- ⊘ No

Supporting Information

Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

Proposed Block Plan (Drawing number (77427 / RJC / 003) Rev 03 (2023/03/02)
Location Plan (Drawing number 77427 / RJC / 001) Rev E (2023/05/12).

Please list all drawing numbers submitted with this application for approval

Drawing No: 77427 / GH / 001 – Site Location Plan
Drawing No: 77427 / GH / 002 – Existing Block Plan
Drawing No: 77427 / GH / 003 – Proposed Block Plan
Drawing No: 77427 / GH / 004 – Proposed Landscaping Plan
Drawing No: 77427 / GH / 005 – Proposed Access Plan
Drawing No: 77427 / GH / 100 – Proposed Floor Plans
Drawing No: 77427 / GH / 101 – Proposed Elevations
Drawing No: 77427 / GH / 102 – Proposed Garage Plans & Elevations

If applicable, please state the reasons for any changes to the original drawings

N/A.

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

◯ Yes
⊘ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

⊘ Yes
◯ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

⊘ The agent
◯ The applicant
◯ Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

◯ Yes
⊘ No

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you?

◯ Yes
⊘ No

Declaration

I/We hereby apply for Approval of reserved matters as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Gwyn Humphreys

Date

20/02/2026