

|                  |                                                                                                                                    |                      |                 |
|------------------|------------------------------------------------------------------------------------------------------------------------------------|----------------------|-----------------|
| <b>Applicant</b> | MR MICHAEL FORGRAVE                                                                                                                | <b>Code Number</b>   | CEF P/2021/0793 |
| <b>Agent</b>     | MRS KATHRYN GRATTON<br>EDGE ARCHITECTS NW LTD<br>STUDIO 55 : 20<br>NORTH WALES BUSINESS PARK<br>CAE EITHIN<br>ABERGELE<br>LL22 8LJ | <b>Date Received</b> | 27/07/2021      |
|                  |                                                                                                                                    | <b>Decision Date</b> | 13/12/2023      |

## **Town and Country Planning Act, 1990**

### **Location of application**

FORMER AIR PRODUCTS SITE, LLANGOLLEN ROAD, ACREFAIR, WREXHAM, LL14 3HW

### **Description of application**

ADEILADU 21 ANNEDD TAIR A PHEDAIR YSTAFELL WELY GYDA GWAITH CYSYLLTIEDIG / ERECTION OF 21 THREE AND FOUR BEDROOM DWELLINGS WITH ASSOCIATED WORKS

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

|      |                                                           |
|------|-----------------------------------------------------------|
| CLF5 | Open space requirements from new residential developments |
| EC11 | Archaeology                                               |
| EC14 | Protection of controlled waters                           |
| EC15 | Small scale neglected sites                               |
| EC6  | Biodiversity Conservation                                 |
| GDP1 | Development Objectives                                    |
| H2   | Residential development within settlements                |
| PS1  | Settlement limits                                         |
| PS11 | Biodiversity                                              |
| PS2  | Development and the environment                           |
| T8   | Parking                                                   |

| Revision | Date       | Description of Decision                                                  |
|----------|------------|--------------------------------------------------------------------------|
| 0        | 13/12/2023 | Planning permission issued                                               |
| 1        | 17/05/2024 | P/2024/0132 – Approval of conditions 3,5,6,7,8 and 9 – approved 17/05/24 |
| 2        | 14/08/2024 | P/2024/0310 – Approval of condition 11 – approved 14/08/24               |
| 3        | 25/02/2025 | P/2025/0959 – Approval of condition 4 – approved 25/02/2026              |

|                  |                                                                                                                                          |                                                 |                 |
|------------------|------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|-----------------|
| <b>Applicant</b> | MR MICHAEL FORGRAVE                                                                                                                      | <b>Code</b>                                     | CEF P/2021/0793 |
| <b>Agent</b>     | MRS KATHRYN GRATTON<br>EDGE ARCHITECTS NW<br>LTD<br>STUDIO 55 : 20<br>NORTH WALES BUSINESS<br>PARK<br>CAE EITHIN<br>ABERGELE<br>LL22 8LJ | <b>Number</b><br><b>Date</b><br><b>Received</b> | 27/07/2021      |
|                  |                                                                                                                                          | <b>Decision</b><br><b>Date</b>                  | 13/12/2023      |

**Particulars of decision that permission be 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.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 21-DES-001-02C, 21-DES-001-S3, 21-DES-001, 21-DES-0003, 21-DES-0004, 21-DES-0005, 21-DES-0006, 21-DES-0007, 21-DES-0008, 7652-12-1, 7652-12-2, 7652-07, 7652-08-1, 7652-09, 7652-14, 7652-16, 7652-17 and as contained within the application documentation.
3. No development shall take place until a phased site investigation of the nature and extent of contamination has been carried out and submitted to and approved in writing by the Local Planning Authority. If any contamination is found during the site investigation, no part of the development shall commence until a scheme specifying the measures that will be taken to remediate the site to render it suitable for the development hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The site shall thereafter be remediated in accordance with the approved scheme. If during the course of development any contamination is found that has not been identified in the site investigation, no further development shall take place on those parts of the site where that contamination has been found until an additional scheme of remediation has been submitted to and approved in writing by the Local Planning Authority for those parts of the site. The relevant parts of the site shall thereafter be remediated in accordance with the additional scheme of remediation.  
**Approved on:** 17/05/2024 **Reference Number:** P/2024/0132  
**By:** Wrexham County Borough Council  
**Approved Drawing Refs:** Phase 1 Geo-environmental Desk Study.  
Phase II Geo-environmental Investigation and appendices.
4. Each part of the site subject to the remediation under the scheme(s) approved as part of condition 3 shall not be occupied/used until a Validation Report has been completed in respect of that part of the site

|                  |                                                                                                                                          |                                     |                 |
|------------------|------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-----------------|
| <b>Applicant</b> | MR MICHAEL FORGRAVE                                                                                                                      | <b>Code</b>                         | CEF P/2021/0793 |
| <b>Agent</b>     | MRS KATHRYN GRATTON<br>EDGE ARCHITECTS NW<br>LTD<br>STUDIO 55 : 20<br>NORTH WALES BUSINESS<br>PARK<br>CAE EITHIN<br>ABERGELE<br>LL22 8LJ | <b>Number<br/>Date<br/>Received</b> | 27/07/2021      |
|                  |                                                                                                                                          | <b>Decision<br/>Date</b>            | 13/12/2023      |

and submitted to and approved in writing by the Local Planning Authority.

**Approved on:** 25/02/2026 **Reference Number:** P/2025/0959

**Approved by:** Wrexham County Borough Council

**Approved detail:** For the Clean Cover System

1. GroundSolve Limited Verification Report Plots 01 & 02 Heritage Court, Acrefair. GSL3059R02, Version 1, 01 December 2024
2. GroundSolve Limited Verification Report Plot 3 Heritage Court, Acrefair. GSL3059R10, Version 1, 28 July 2025
3. GroundSolve Limited Verification Report Plot 4 Heritage Court, Acrefair. GSL3059R12, Version 1, 22 August 2025
4. GroundSolve Limited Verification Report Plot 5 Heritage Court, Acrefair. GSL3059R08, Version 2, 08 September 2025
5. GroundSolve Limited Verification Report Plots 6 & 7 & Plot 8 & 19 Heritage Court, Acrefair. GSL3059R07, Version 1, 03 January 2025
6. GroundSolve Limited Verification Report Plots 9 & 15 Heritage Court, Acrefair. GSL3059R13, Version 1, 15 September 2025
7. GroundSolve Limited Verification Report Plots 10 and 12a Heritage Court, Acrefair. GSL3059R14, Version 1, 06 November 2025
8. GroundSolve Limited Verification Report Plot 16 Heritage Court, Acrefair. GSL3059R09, Version 1, 13 June 2025 MEMORANDUM
9. GroundSolve Limited Verification Report Plot 17/18 Heritage Court, Acrefair. GSL3059R11, Version 1, 22 August 2025
10. GroundSolve Limited Verification Report Plots 20 & 21 Heritage Court, Acrefair. GSL3059, Version 1, 18 November 2024
11. GroundSolve Limited Verification Report Plots 11, 12 and 14, Heritage Court, Acrefair. GSL3059R15, Version 2, 19 February 2026

For the Gas Protection Measures

1. GroundSolve Limited Llangollen Road, Acrefair – Ground Gas Protection Verification Report - Plots 1-3, GSL3116R02, Version 2, 05 September 2024
2. GroundSolve Limited Llangollen Road, Acrefair – Ground Gas Protection Verification Report - Plots 4, 5 and 7, 8 GSL3116R03, Version 1, 05 September 2024
3. GroundSolve Limited Llangollen Road, Acrefair – Ground Gas Protection Verification Report - Plots 6, 9, and 17/18, GSL3116R04, Version 1, 03 January 2025
4. GroundSolve Limited Llangollen Road, Acrefair – Ground Gas Protection Verification Report - Plots 10, 11, 12, 12A (13) and 14, GSL3116R06, Version 1, 15 September 2025
5. GroundSolve Limited Llangollen Road, Acrefair – Ground Gas Protection Verification Report - Plots 15 and 16, GSL3116R05, Version 1, 13 June 2025
6. GroundSolve Limited Llangollen Road, Acrefair – Ground Gas Protection Verification Report - Plots 19-21, GSL3116R01, Version 1, 26 June 2024

|                  |                                                                                                                                          |                                                                                       |                                          |
|------------------|------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|------------------------------------------|
| <b>Applicant</b> | MR MICHAEL FORGRAVE                                                                                                                      | <b>Code</b>                                                                           | CEF P/2021/0793                          |
| <b>Agent</b>     | MRS KATHRYN GRATTON<br>EDGE ARCHITECTS NW<br>LTD<br>STUDIO 55 : 20<br>NORTH WALES BUSINESS<br>PARK<br>CAE EITHIN<br>ABERGELE<br>LL22 8LJ | <b>Number</b><br><b>Date</b><br><b>Received</b><br><br><b>Decision</b><br><b>Date</b> | <br><br>27/07/2021<br><br><br>13/12/2023 |

has been submitted to an approved in writing by the Local Planning Authority. Development shall thereafter be carried out in strict accordance with the approved Biosecurity Risk Assessment.

**Approved on:** 17/05/2024 **Reference Number:** P/2024/0132

**By:** Wrexham County Borough Council

**Approved Drawing Refs:** Biosecurity Risk Assessment (16th November 2023) and subsequent addendum

6. Development shall not commence until an Ecological Method Statement and Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Ecological Method Statement and Management Plan shall include details of the following:

i. A timetable for the implementation of the ecological mitigation and enhancement measures detailed in the Land at Llangollen Road, Acrefair, Further Protected Species Surveys, Updated July 2023, Kingdom Ecology Ltd;

ii. A long term management and maintenance plan for the ecological mitigation and enhancement measures.

The ecological mitigation and enhancement measures shall thereafter be implemented, managed and maintain in accordance with the approved details.

**Approved on:** 17/05/2024 **Reference Number:** P/2024/0132

**By:** Wrexham County Borough Council

**Approved Drawing Refs:** Ecological Method Statement and Management Plan, Gower Homes, dated 7/2/24

7. No part of the development shall commence, to include ground works or vegetation clearance until a Walk Over Survey for badger has been carried out by a suitably qualified Ecologist and the findings submitted to and approved in writing by the Local Planning Authority and any necessary mitigation is implemented in accordance with its recommendations.

**Approved on:** 17/05/2024 **Reference Number:** P/2024/0132

**By:** Wrexham County Borough Council

**Approved Drawing Refs:** Badger Walkover Survey, Kingdom Ecology dated 16/11/23.

|                  |                                                                                                                                          |                                                 |                 |
|------------------|------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|-----------------|
| <b>Applicant</b> | MR MICHAEL FORGRAVE                                                                                                                      | <b>Code</b>                                     | CEF P/2021/0793 |
| <b>Agent</b>     | MRS KATHRYN GRATTON<br>EDGE ARCHITECTS NW<br>LTD<br>STUDIO 55 : 20<br>NORTH WALES BUSINESS<br>PARK<br>CAE EITHIN<br>ABERGELE<br>LL22 8LJ | <b>Number</b><br><b>Date</b><br><b>Received</b> | 27/07/2021      |
|                  |                                                                                                                                          | <b>Decision</b><br><b>Date</b>                  | 13/12/2023      |

8. Prior to the occupation of each dwelling a scheme of boundary treatment shall be implemented in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority.  
**Approved on:** 17/05/2024 **Reference Number:** P/2024/0132  
**By:** Wrexham County Borough Council  
**Approved Drawing Refs:** 103.03.REVA
9. Prior to their use on the development samples of all external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.  
**Approved on:** 17/05/2024 **Reference Number:** P/2024/0132  
**By:** Wrexham County Borough Council  
**Approved Drawing Refs:** Email from agent dated 19/04/24 and schedule of materials. Facing Bricks - Grainger Antique Red and Tay Buff. Roof tiles – Marley Modern smooth grey
10. There shall be no clearance of vegetation on site between the months of March to August inclusively in any calendar year unless otherwise agreed in writing by the Local Planning Authority.
11. Plots 1-6 and plots 15-21 shall not be occupied until a scheme of noise mitigation for each plot has been implemented in full in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority.  
  
**Approved on:** 14/08/2024 **Reference Number:** P/2024/0310  
**By:** Wrexham County Borough Council  
**Approved Drawing Refs:** Schedule of additional acoustic measures dated 22/04/24
12. A scheme of tree planting shall be carried out in the first planting season (November to March) or following the occupation of the first dwelling in accordance with details that shall have first been submitted to and approved in writing by the Local Planning Authority. Thereafter any tree that becomes severely damaged or seriously diseased, is in poor physiological condition or is removed shall be replaced within the next available planting season by trees of the same species to those originally planted.

|                  |                                                                                                                                          |                                     |                 |
|------------------|------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-----------------|
| <b>Applicant</b> | MR MICHAEL FORGRAVE                                                                                                                      | <b>Code</b>                         | CEF P/2021/0793 |
| <b>Agent</b>     | MRS KATHRYN GRATTON<br>EDGE ARCHITECTS NW<br>LTD<br>STUDIO 55 : 20<br>NORTH WALES BUSINESS<br>PARK<br>CAE EITHIN<br>ABERGELE<br>LL22 8LJ | <b>Number<br/>Date<br/>Received</b> | 27/07/2021      |
|                  |                                                                                                                                          | <b>Decision<br/>Date</b>            | 13/12/2023      |

13. Notwithstanding the details shown on the drawing number 21-DES-001-02C, the estate roads, excluding the private drives, shall be a minimum of 4.8 metres wide.

### **Reason(s)**

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
3. In the interests of the amenities of the future occupants of the buildings in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
4. In the interests of the amenities of the future occupants of the buildings in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
5. To control non-native invasive species in accordance with Policy EC6 of the Unitary Development Plan.
6. In order to protect wildlife interests, which are afforded special protection in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan and to ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 11
7. In order to protect wildlife interests, which are afforded special protection in accordance with Policies GDP1 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 and to protect the amenity of the occupiers of the dwellings hereby permitted in accordance with Policies GDP1 and PS2 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 and PS2 of the Wrexham Unitary Development Plan.

|                  |                                                                                                                                          |                                     |                 |
|------------------|------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-----------------|
| <b>Applicant</b> | MR MICHAEL FORGRAVE                                                                                                                      | <b>Code</b>                         | CEF P/2021/0793 |
| <b>Agent</b>     | MRS KATHRYN GRATTON<br>EDGE ARCHITECTS NW<br>LTD<br>STUDIO 55 : 20<br>NORTH WALES BUSINESS<br>PARK<br>CAE EITHIN<br>ABERGELE<br>LL22 8LJ | <b>Number<br/>Date<br/>Received</b> | 27/07/2021      |
|                  |                                                                                                                                          | <b>Decision<br/>Date</b>            | 13/12/2023      |

10. In order to protect wildlife interests, which are afforded special protection in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
11. To protect the amenities of the occupiers of the dwellings hereby permitted in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
12. 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 and PS2 of the Wrexham Unitary Development Plan.
13. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

### **Note(s) to applicant**

The proposed development lies within an area that has been defined by the Coal Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at:

|                  |                                                                                                                                          |                                                 |                 |
|------------------|------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|-----------------|
| <b>Applicant</b> | MR MICHAEL FORGRAVE                                                                                                                      | <b>Code</b>                                     | CEF P/2021/0793 |
| <b>Agent</b>     | MRS KATHRYN GRATTON<br>EDGE ARCHITECTS NW<br>LTD<br>STUDIO 55 : 20<br>NORTH WALES BUSINESS<br>PARK<br>CAE EITHIN<br>ABERGELE<br>LL22 8LJ | <b>Number</b><br><b>Date</b><br><b>Received</b> | 27/07/2021      |
|                  |                                                                                                                                          | <b>Decision</b><br><b>Date</b>                  | 13/12/2023      |

[www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries](http://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries)

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at:

[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)



David Fitzsimon  
Prif Swyddog Yr Economi a Chynllunio  
Chief Officer Economy and Planning

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

[http://www.wrexham.gov.uk/english/planning\\_portal/publications/info\\_sheets.htm](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)