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 Richard Collier

Agent mr Adam Pierpoint
Cedar Lodge
Bronygarth, Oswestry,
United Kingdom, SY10
7LY

Reference P/2026/0084

Date Received 13/02/2026

Decision Date 20/03/2026

Town and Country Planning Act, 1990

Section 73

Location of Application

LAND ADJOINING 7, ROSE HILL, BRYNTEG, WREXHAM, LL11 6LL

Description of Application

TYNNU AMOD 5 CANIATÂD CYNLLUNIO P/2022/0135

REMOVAL OF CONDITION 5 OF PLANNING PERMISSION P/2022/0135

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

Development Plan Policies:

EC6 - Biodiversity Conservation
GDP 1- Development Objectives
H2 - Residential Development (of Unannotated Land) within Settlements
PS1 - Broad Location of Development
T8 - Parking

Revision	Date	Description of Decision
0	20/03/2026	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. The development shall only be carried out in strict accordance with plans approved on 22 June 2012 under reference P/2011/0922 and Application form and existing location plan and street photographs (DWG NO. WD-00) approved under NMA ref: P/2025/0740.

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2. Development shall be carried out in strict accordance with the Proposed Tree and Landscape Plan WD.02 and Arboricultural Method Statement approved under planning ref: P/2025/0495

3. The vehicular parking and turning areas as shown on the 1:200 Proposed Block Plan approved on 22 June 2012 under reference P/2011/0922 shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of motor vehicles at all times

4. Prior to first use of development a verge crossing to the site shall be constructed in strict accordance with Highway Authority adoptable standards.

5. 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.

6. No land drainage run-off or surface water shall be permitted to discharge or connect to the public sewerage system, either directly or indirectly, and foul and surface water shall be drained separately from the site.

7. Finished floor levels shall be in strict accordance with dwg ref: External elevations WD.300 approved under planning ref: P/2025/0495

Reason(s)

1. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.

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

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2. To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s) in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.

3. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan

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

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

6. To protect the integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.

7. 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

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