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 John Pearson

Reference P/2026/0098

Agent Mr John Pearson
Erddig Hall, Erddig,
Wrexham, Wrexham,
United Kingdom, LL13
0YT

Date Received 18/02/2026

Decision Date 10/04/2026

Town and Country Planning Act, 1990

Location of Application

CHIRK CASTLE, CHIRK, WREXHAM, LL14 5AE

Description of Application

ADEILADU LLWYBR NEWYDD A THIRLUNIO CYSYLLTIEDIG / CONSTRUCTION OF NEW PATH AND ASSOCIATED LANDSCAPING

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

Development Plan Policies:

EC 11 - Archaeology
EC 4 - Hedgerows, Trees and Woodland
EC9 - Listed Buildings of Special Architectural or Historic Interest
GDP 1- Development Objectives
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS2 - Broad Location of Development
PS8 - Transport

Revision	Date	Description of Decision
0	10/04/2026	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. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): 1) Accompanying Location Plan - Chirk Castle National Trust Map, 2) Accompanying Proposed Block Plan - AA076.1.1.002, 3) Accompanying Location/Site Plan - dated 04/09/2025 - AA076.1.1.003 and 4) Accompanying Application Form.

3. The developer shall ensure that a suitably qualified archaeological contractor is present during the undertaking of any groundworks within the development area so that a scheme of archaeological monitoring and recording can be conducted.

   The archaeological monitoring and recording must meet the standards laid down by the relevant Chartered Institute for Archaeologists Standard and Guidance and will be completed in accordance with a written scheme of investigation, which has been approved in advance by the Planning Authority.

   A copy of the resulting report should be submitted to the Planning Authority and the Planning Archaeologist, Heneb: Clwyd Powys Archaeology (The Offices, Coed y Dinas, Welshpool, Powys, SY21 8RP).

   After approval by the Planning Authority project data must be submitted and approved for inclusion in the Heneb: Clwyd Powys Archaeology Historic Environment Record. The full digital archive must also be submitted and approved for inclusion within the National Monuments Record, RCAHMW.

4. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on the accompanying Green Infrastructure Statement - dated 12/02/2026 have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

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5. The materials to be used in the construction of the development hereby permitted shall match those used within existing and surrounding paths.

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. To secure preservation by record of any archaeological remains which may be revealed during the alterations for the consented development.

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

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 and EC9 of the Wrexham Unitary Development Plan.

Note(s) to applicant

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.

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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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.

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