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 Mrs Benbow

Reference P/2026/0105

Agent Mr Gwyn Humphreys
Mercian House, 9 - 10
Darwin Court, Oxon
Business Park,
Shrewsbury, United
Kingdom, SY3 5AL

Date Received 23/02/2026

Decision Date 15/04/2026

Town and Country Planning Act, 1990

Location of Application

LAND ADJACENT TO, SPRING HILL FARM ROAD, SELATTYN, OSWESTRY, WREXHAM, SY10 7NZ

Description of Application

MATERION A GADWYD YN ÔL YN DILYN CANIATÂD CAIS AMLINELLOL P/2025/0679 (MYNEDIAD, YMDDANGOSIAD, TIRLUNIO, CYNLLUN A GRADDFA) – ADEILADU ANNEDD MENTER WLEDIG, GAREJ AR WAHÂN A GWAITH CYSYLLTIEDIG/ RESERVED MATTERS PERSUANT TO OUTLINE PLANNING PERMISSION P/2025/0679 (ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) – ERECTION OF RURAL ENTERPRISE DWELLING, DETACHED GARAGE AND ASSOCIATED WORKS

Submission of Reserved Matters pursuant to Outline Planning Permission P/2025/0679 Granted on 19/11/2025 and in accordance with the conditions attached to that permission

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

Development Plan Policies:

EC6 - Biodiversity Conservation
GDP 1- Development Objectives
H5 - Housing in the Countryside
PS1 - Broad Location of Development
PS 11 - Biodiversity
T8 - Parking

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Revision	Date	Description of Decision
0	15/04/2026	Planning permission issued

Particulars of decision APPROVAL of reserved matters subject to the following:

Condition(s)

1. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
• 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 REV A – Proposed Elevations
• Drawing No: 77427 / GH / 102 – Proposed Garage Plans & Elevations

2. The vehicular parking and turning areas as shown on the plans(s) numbered Drawing No: 77427 / GH / 005 – Proposed Access Plan shall be fully laid out, surfaced and drained prior to first use of the development. This area shall thereafter be permanently retained and kept free of any obstruction and made available solely for the parking of vehicles at all times.

3. The landscaping scheme shown on Drawing No: 77427 / GH / 004 – Proposed Landscaping Plan shall be fully implemented prior to the first use of the development, with the exception of soft landscaping which shall be carried out in the first planting season (November to March) or seeding season (April to September) following the first use. Any trees, hedgerows or plants which, following 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.

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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4. The access improvements detailed on the submitted Access Plan drawing ref: 77427 / GH / 005 shall be fully implemented prior to the first occupation of the dwelling hereby approved.

Reason(s)

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

2. 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.

3. 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.

4. In the interest of highway safety in accordance with Policies GDP1 and T8 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