

In pursuance of its powers under the Acts and 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



Applicant MR WARD

Reference P/2023/0473

Agent MR D PRYTHERCH
TY CARREG, CEFN
ROAD,
BWLCHGWYN,
WREXHAM, LL11 5YD

Date Received 02/05/2023

Decision Date 21/11/2025

Town and Country Planning Act, 1990

Location of Application

CEFN FARM CEFN ROAD BWLCHGWYN WREXHAM LL11 5YD

Description of Application

TRAWSNEWID ADEILAD FFERM I ANNEDD (RHANNOL OL-WEITHREDOL) /
CONVERSION OF FARM BUILDING TO DWELLING (PARTLY IN RETROSPECT)

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

Development Plan Policies:

Policy GDP1 - Development Objectives
Policy EC4 - Hedgerows, trees and woodland
Policy EC6 Biodiversity Conservation
Policy EC13 - Surface water run-off.
Policy H3 - Conversion of buildings outside settlement limits.
Policy H5 - Housing in the countryside.
Local Planning Guidance Note 3 – Converting Rural Buildings

Revision	Date	Description of Decision
0	21/11/2025	Planning permission issued
1	24/04/2026	Approval of Conditions 3 (Window and Roof Details) and 4 (Bat Mitigation and Compensation Plan) P/2026/0091

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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1. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
 - Elevations plan - drawing number 573/3 dated March 2023.
 - Floor plan drawing number 573/4 dated August 2025 - Revision D.
 - Amended drainage plan drawing number 573/5 - Revision D dated August 2025.
 - Proposed site layout plan drawing number 573/5 Revision B dated March 2023
 - Ecology - Proposed bat mitigation and compensation for Cefn Farm - Arbtat - Reid (M) 2025.
2. Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (as amended for Wales) Order 2015 (or any order modifying, revoking or re-enacting that Order), no extension, outbuilding or other building/structure (or any works in accordance with Classes A, B, C, D and E of the said schedule), shall be erected or installed at the site, or alterations carried out, without an express planning permission first being obtained from the Local Planning Authority.
3. Within 12 weeks of the date of this planning permission, a scheme for the following shall be submitted for the written approval of the Local Planning Authority:
 - i) The removal of the dormer windows from the roof slopes as indicated on the approved revised plan drawing number 573/3 dated March 2023 and received on 2 September 2025; and
 - ii) The installation of roof lights that shall be flush with the plain of the roof.The scheme shall be implemented in full within 6 months of the date of approval in writing by the Local Planning Authority and in accordance with the approved plans.

Approval ref: P/2026/0091

Approved by Wrexham County Borough Council

Approval detail: Window and roof detail – drawing number 57373 dated March 2023 and supporting information.

Approval date: 24/04/2026

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4. Within 3 months of the date of this planning permission, the following works shall be carried out in accordance with the details set out in the Proposed bat mitigation and compensation plan and detail for Cefn Farm. Arbtech dated 26/09/2025:
- a.) Roofing membranes
 - b.) Functionality and use of the site by bats;
 - c.) Additional mitigation measures for bats.
- The above measures shall thereafter be permanently retained.

Approval ref: P/2026/0091

Approved by Wrexham County Borough Council

**Approval detail: Bat mitigation and compensation plan by M. Reid
26/09/25**

Approval date: 24/04/2026

5. The cart shed door in the proposed front elevation, as shown on drawing no. 573/3 shall not be removed until details of replacement doors, which shall be of timber construction, have been submitted to and approved in writing by the Local Planning Authority. Replacement doors shall only be installed in accordance with the approved details, and thereafter permanently retained

Reason(s)

- 1 To comply with Section 71ZA(2) of the Town and Country Planning Act, 1990.
- 2 To ensure formal control by the Local Planning Authority to assure that the built development in its scale, design and layout, and in its use of materials and landscaping, accords with the character of the site and does not adversely impact the surrounding landscape in accordance with Policy GDP1 of the UDP.
- 3 In order to ensure the overall character of the former structure, (agricultural barn), is retained in consideration of the site and structure setting and character and to comply with Policy GDP1 of the Wrexham Unitary Development Plan.
- 4 To ensure adequate consideration to ecological matters and to comply with Policy EC6 of the Wrexham Unitary Development

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Plan.



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- 5 In order to retain the character of the building on site and to comply with Policy GDP1 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](#)