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 Chris Stockton

Agent Kieran Trow
29 Grosvenor Street,
Chester, United
Kingdom, CH1 2DD

Reference P/2024/1340

Date Received 16/08/2024

Decision Date 28/04/2026

Town and Country Planning Act, 1990

Location of Application

CHETWYND GROVE, BANGOR ROAD, CROSS LANES, WREXHAM, LL13 0TF

Description of Application

NEWID DEFNYDD ADEILADAU FFERM YN SWYDDFEYDD

CHANGE OF USE OF FARM BUILDINGS TO OFFICES

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

Development Plan Policies:

E5 - Employment in the Countryside
EC6 - Biodiversity Conservation
GDP 1- Development Objectives
PS1 - Broad Location of Development
PS 11 - Biodiversity
T8 - Parking

Revision	Date	Description of Decision
0	28/04/2026	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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1. The use hereby permitted shall cease to operate within 12 weeks of the date of this decision if there is a failure to implement in full the measures to deliver net benefit for biodiversity (NBB) indicated within the submitted Green Infrastructure Statement and on dwg no. PL-002C

2. The use hereby permitted shall cease if within 12 weeks from the date of this decision, the access has not been surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 10 metres behind the adjoining highway.

3. The use hereby permitted shall cease if within 12 weeks from the date of this decision the access does not provide visibility splays of 2.4m metres x 120m metres in both directions measured to a point no more than 0.5m offset from the nearside kerbline of the adjoining highway. Within these splays there shall be no obstruction above 1.05m. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

4. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
Location plan dwg no. PL-001
Block plan dwg no. PL-002 REV A
Existing floor plans dwg no. PL-003
Existing elevations dwg no. PL-004
Proposed floor plans dwg no. PL-005
Proposed elevations dwg no. PL-006
Visibility Plan dwg no. 0181 REV A1

5. No external illumination within the site shall take place before a lighting scheme has been submitted to and agreed in writing by the Local Planning Authority. The lighting scheme shall be installed and operated in accordance with the approved details. No other lighting shall be used on any external part of the development.

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6. The use hereby permitted shall cease if within 12 weeks from the date of this decision an Aco drain (or similar) has not been installed to intercept surface water run-off.

7. The development shall be carried out in strict accordance with the findings and recommendations contained within Preliminary Ecological Appraisal by Arbor Vitae Environmental Ltd. The mitigation and compensation measures hereby approved shall be fully implemented within 4 weeks from the date of this decision. u

8. The use hereby permitted shall cease if within 12 weeks from the date of this decision the vehicular parking and turning areas as shown on the plans(s) numbered PL-002 REV have not been fully laid out, surfaced and drained. 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.

9. The premises shall only be used for a purpose falling within Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order with or without amendment) and for no other purpose.

Reason(s)

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

2. To ensure that no deleterious material is carried onto the highway, in the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

3. To ensure that adequate visibility is provided at the proposed point of access to the highway in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

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

5. In order to protect wildlife interests in accordance with Policies GDP1, PS11, EC4, EC5 and EC6 of the Wrexham Unitary Development Plan.

6. To prevent surface water run-off onto the highway in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

7. In order to protect wildlife interests in accordance with Policies GDP1, PS11, EC4, EC5 and EC6 of the Wrexham Unitary Development Plan.

8. 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.

9. In the interest of highway safety and to ensure compliance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan. The local transport infrastructure and on-site parking provisions have been assessed specifically for office occupancy; an alternative use within the same Use Class may generate a significantly higher level of traffic or parking demand.

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Note(s) to applicant

The applicant's attention is drawn to the note below and the requirement to:
Review and implement pollution prevention guidelines in relation to the proposed development, including:

-Guidance for Pollution Prevention 4 (NetRegs website): Sewage treatment and disposal where there is no foul sewer (GPP4)
-EPR (Environmental Permitting Regulations) Guidance
-NRW guidance (May 2019): How to run your household sewage treatment system well.

Ensure appropriate containment/bunding is installed. All septic tank and associated infrastructure (including any chemical or fuel storage required during installation) must be provided with appropriate secondary containment measures to prevent accidental discharge or leakage to surrounding land and watercourses. Bunding should be designed to accommodate at least 110% of the tank's storage capacity (or in accordance with current best practice and regulatory guidance) and be constructed of impermeable materials to prevent seepage. The integrity of containment structures should be maintained for the lifetime of the development, with regular inspection and maintenance to ensure continued effectiveness. These measures are required to minimise the risk of pollution and protect groundwater and any hydrologically connected surface waters.

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

Ian Jones

Prif Swyddog Dros Dro Yr Economi a Chynllunio
Interim Chief Officer Economy and Planning

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Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council