

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 JOHN LLOYD

Code Number LGC P/2022/1053

Agent PLATT WHITE PARTNERSHIP
MR DAVID LAMB
94 BOUGHTON
CHESTER
CH3 5AQ

Date Received 01/12/2022

Decision Date 20/10/2023

Town and Country Planning Act, 1990

Location of application

ODDI AR Y TWMPATH, GARTH, GLYN CEIRIOG, WREXHAM, LL20 7LY

Description of application

TRAWSNEWID ADEILAD AMEATHYDDOL I ANNEDD / CONVERSION OF AGRICULTURAL BUILDING TO DWELLING

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

EC5	Special Landscape Areas
GDP1	Development objectives
H3	Residential conversion of buildings outside settlement limits
H5	Housing in the countryside

Revision	Date	Description of Decision
0	20/10/2023	Planning permission issued
1	29/04/2026	Discharge of conditions 3,4,5,6 and 9 – P/2026/0154

Particulars of decision that permission be 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.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 3971/02 Rev C, 3971/11, 3971/10, 3971/09, 3971 HWAY PROP and as contained within the application documentation.

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3. Prior to their use on the development, samples of all external facing and roofing materials (including windows and doors) shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.

Condition 3 Discharged – P/2026/0154 – 29/04/2026

4. No part of the development shall commence until an appropriate photographic survey (equivalent to a Historic England Level 1 Photographic Survey - Understanding Historic Buildings, 2016, 5.5, p.27) of the existing building has been carried out by an archaeological contractor, in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority. The resulting digital photographs shall be forwarded on appropriate digital media to the Local Planning Authority and the Development Control Archaeologist (Clwyd-Powys Archaeological Trust, Coed y Dinas, Welshpool, Powys, SY21 8RP. Email: neil.bayliss@cpat.org.uk Tel: 01938 553670 / 552045). After approval by the Local Planning Authority, a copy of the photographs should also be sent to the Historic Environment Record Officer, Clwyd Powys Archaeological Trust, Coed Y Dinas, Welshpool, Powys, SY21 8RP for inclusion in the regional Historic Environment Record and an archive copy should be lodged with the National Monuments Record, RCAHMW.

Condition 4 Discharged – P/2026/0154 – 29/04/2026

5. No part of the development shall commence until a plan to provide net benefit for biodiversity (NBB) has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in full prior to the first occupation of the development, and shall thereafter be retained for the lifetime of the development.

Condition 5 Discharged – P/2026/0154 – 29/04/2026

6. No part of the development shall commence until full details of a hard and soft landscaping scheme together with a timescale for the implementation of works have been submitted to and approved in writing by the Local Planning Authority.

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Condition 6 Discharged – P/2026/0154 – 29/04/2026

7. The landscaping scheme submitted and approved in connection with condition no. 6 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.
8. The landscaping scheme as carried out in connection with condition no. 6 shall be retained for a minimum of 5 years. Within this timescale, any planting becoming severely damaged or seriously diseased, or is in poor physiological condition and/or are removed without the written permission of the Local Planning Authority shall be replaced with trees or shrubs of similar size and species to those originally required to be planted and within a timescale all to be submitted to and approved in writing by the Local Planning Authority.
9. No part of the development shall commence until an updated Bat Avoidance Method Statement completed by a qualified ecologist, has been submitted to and approved in writing by the Local Planning Authority. The report shall include an Ecological Method Statement demonstrating / identifying any measures of protection / compensation / mitigation. The recommendations as approved shall be implemented in strict accordance with timescales to be agreed before any part of the development commences on site.

Condition 9 Discharged – P/2026/0154 – 29/04/2026

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification), no further development shall take place under Classes A, B,C, D, E, F and H of Schedule 2 Part 1, other than the development hereby granted permission.
11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification), the window on the west elevation serving bedroom 2 shall only be glazed or re-glazed using obscure glass to Pilkington Level 3 or equivalent which shall thereafter be permanently retained.
12. All roof lights hereby approved shall be 'conservation type' only fitted flush with the adjoining roof surface.

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13. Prior to the first occupation of the dwelling hereby permitted, the site shall be laid out in strict accordance with layout plan(s) No. 3971/02 REV C and 3971-HWAY (PROP) REV A.

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 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.
4. To secure a full photographic record of the original building prior to alteration, conversion or demolition in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
5. To ensure the development delivers net benefit to biodiversity in accordance with Paragraph 6.4.5 of Planning Policy Wales (Edition 11).
6. 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.
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8. 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.
9. To ensure the protection of European Protected Species.
10. In the interests of the visual amenities of the site and its surroundings, and in the interests of ensuring the development does not cause a likely significant effect upon the River Dee and Bala Lake SAC by way of increased phosphate inputs, in accordance with Planning Policy Wales (Edition 11), TAN 5 and Policy GDP1 of the Wrexham Unitary Development Plan.
11. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

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12. 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.
13. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant

The written consent of the Highway Authority (as required by section 38 of the Highways Act 1980) must be obtained before any work is carried out on private land that is intended for adoption by the Highway Authority in connection with condition no(s). 2 and 12. All works shall be constructed to a safe and usable condition and completed to an adoptable standard. Further guidance can be obtained from the Highway Authority of Wrexham County Borough Council.

This permission is granted subject to the above conditions. Some conditions may require your attention prior to you carrying out any work on the proposal. These conditions are known as ""conditions precedent"". You should be aware that it is important that you comply with any ""conditions precedent"". If you do not, then any work you undertake on the development subject of this permission would not have planning permission.

Following the commencement of Schedule 3 of the Flood and Water Management Act, the works as proposed are required to obtain approval from the SuDS Approving Body (SAB) prior to commencement of those construction works. Further details of the SAB, the new national standards, the pre-application advice service and the application for approval process can be found on the Wrexham CBC's SAB webpage:

https://www.wrexham.gov.uk/english/planning_portal/sab/sab.htm or by contacting the SAB Team directly at SAB@wrexham.gov.uk

If evidence of storage/spillage of agro-chemicals are found in or around the farm buildings/outbuildings/area, then it would be prudent to investigate the potential for residual contamination. The applicant is advised to contact the Council's Contaminated Land Officer on 01978 298771 or 298333 for further guidance.

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David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio
Chief Officer Economy and Planning

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm