Planning Department
Wrexham County Borough Council
Lambpit Street
Wrexham
LL11 1AR

Via planning portal only

[redacted]

Wednesday, 29 April 2026

Dear Sir/Madam,

DISCHARGE OF CONDITIONS 6, 7 AND 8 ATTACHED TO OUTLINE PLANNING PERMISSION P/2025/0679

OUTLINE APPLICATION FOR ERECTION OF RURAL ENTERPRISE DWELLING AND DETACHED GARAGE AND ASSOCIATED WORKS (ALL MATTERS RESERVED) AT SPRING HILL FARM, SPRING HILL FARM ROAD, SELATTYN, OSWESTRY, SY10 7NZ

On behalf of our client [redacted], please find enclosed an application for the approval of details reserved by Conditions 6, 7 and 8 attached to outline planning permission reference P/2025/0679 at the above site.

In addition to this supporting letter, the following accompanies the application seeking formal approval for the details reserved by the conditions:

- Completed Discharge of Condition Application Form
- Drawing No: 77427 / GH / 001 – Site Location Plan
- Drawing No: 77427 / GH / 004 – Landscaping Plan
- Drawing No: 77427 / GH / 006 – External Lighting Plan
- Drawing No: 77427 / GH / 101 – Proposed Elevations
- Drawing No: 77427 / GH / 102 – Proposed Garage

Condition 6:

'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.'

A detailed External Lighting Plan accompanies the application and outlines that 3x new external lights are proposed on the front and side elevations of the dwelling, with a further one on the front of the approved garage. As such, the number of lights proposed is limited.

External lighting will comply with the recommendations outlined in the BCT and ILP Guidance Note '08/23 Bats and Artificial Lighting at Night (2023)'. All luminaires will lack UV elements when manufactured and only LED luminaires will be used. A warm white light source (2700Kelvin or lower) will be adopted to reduce blue light component. Luminaires will feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats. Luminaires will be mounted horizontally, with no light output above 90° and/or no upward tilt. All the lighting will have PIR sensors with a timer of less than 1 minute to ensure no lengthy light glow when it is not required. All lighting will be fitted with hoods/cowls to prevent upward light spill.

Taking into account this information and the submitted Lighting Plan, the requirements of Condition 6 are therefore met.

Condition 7:

'No development shall take place until a scheme of landscaping has been submitted to and approved writing by the Local Planning Authority'.

Drawing No: 77427 / GH / 004 (Landscaping Plan) was submitted and approved as part of the recent reserved matters application (P/2026/0105) and as such, it is noted that landscaping details have already been approved.

The plan has been submitted once more seeking the formal discharge of Condition 7 attached to the outline planning consent. It is therefore considered that sufficient details have been provided to allow the successful full discharge of Condition 7.

Condition 8:

'Prior to the commencement of the development hereby permitted, samples of the materials to be used in the construction of the external surfaces of the development shall have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details'.

Details of external materials and finishes were submitted and approved as part of the recent reserved matters application (P/2026/0105), and for completeness, the same details (contained within Drawing No's: 77427 / GH / 101 and 77427 / GH / 102) have been submitted as part of this Discharge of Conditions application.

It is confirmed that the dwelling's principal and south-eastern (side) elevations will be finished with a mixture of facing stonework (to match that of the existing farmhouse) along with horizontal timber weatherboarding – helping to maintain an agricultural aesthetic and also to add a contemporary element to the most visible elevations of the dwelling house. The roof will be finished with slate.

The rear and north-western (side) elevations (which are not publicly visible) will be finished with K-rend flexible render – which is considered to be acceptable in this context.

The garage will be finished with a mixture of facing stonework, render and slate, to match the corresponding elements of the dwelling house.

The proposed materials are deemed to be appropriate for the setting, and seek to reflect the local vernacular whilst also introducing some more contemporary elements to the site. Accordingly, it is considered that Condition 8 can be successfully discharged fully.

Summary

I trust that the above and enclosed are to your satisfaction and I look forward to receiving some initial feedback on the submission shortly. In the meantime, should you have any queries please do not hesitate to contact me.

Yours Faithfully,

[redacted]