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 Mr Shaun Stocker

Reference P/2025/0510

Agent Mr Trevor Mennell
The Gables,,
Kendricks Bank,,
Bayston Hill,
Shrewsbury, SY3 0EH

Date Received 30/06/2025

Decision Date 13/04/2026

Town and Country Planning Act, 1990

Location of Application

MOSS BANK FARM, BORRAS ROAD, BORRAS, WREXHAM, LL13 9TN

Description of Application

NEWID DEFNYDD TIR O AMAETHYDDOL I BRESWYL I GYNNWYS LLEOLI ANNEDD CARTREF SYMUDOL, DRAENIO, PARCIO, DREIF A MYNEDIAD

CHANGE OF USE OF LAND FROM AGRICULTURAL TO RESIDENTIAL TO INCLUDE SITING OF MOBILE HOME DWELLING, DRAINAGE, PARKING, DRIVEWAY AND ACCESS

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

Development Plan Policies:

EC 1 - Green Barriers
EC 4 - Hedgerows, Trees and Woodland
EC6 - Biodiversity Conservation
H5 - Housing in the Countryside
MW 11 - Minerals Buffer Zones
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS2 - Broad Location of Development
T8 - Parking

Revision	Date	Description of Decision
0	13/04/2026	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. The use hereby permitted shall be limited to Mr Shaun Stocker and/or Ms Amy Lloyd and to any resident dependants.

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2. When the land edged in red on the plan appended to this decision notice ceases to be occupied for residential purposes by Mr Shaun Stocker and/or Ms Amy Lloyd, any mobile home shall be removed permanently from the land.

3. Within six months of the date of this decision a scheme to deliver a net benefit to biodiversity shall have been submitted for the written approval of the Local Planning Authority. The scheme shall include a timetable for its implementation. Biodiversity enhancement shall be implemented in accordance with the approved details and thereafter retained for the lifetime of the development.

Reason(s)

1. In recondition of the applicant's requirement for specially adapted accommodation and to ensure compliance with policies PS1 and H5 of the Wrexham Unitary Development Plan.

2. In recondition of the applicant's requirement for specially adapted accommodation and to ensure compliance with policies PS1 and H5 of the Wrexham Unitary Development Plan.

3. To secure a net benefit to biodiversity in accordance with Planning Policy Wales 12 paragraph 6.4.5.

Note(s) to applicant

The site is adjacent to Borras Quarry. You are therefore advised that quarry working may give rise noise and dust.

Ian Jones

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

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Applicant Mr Shaun Stocker

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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