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 G Spillard

Reference P/2024/1595

Agent Endaf Roberts
Civitas Planning Ltd,
c/o Bradshaws 2 Well House Barns, Chester Road, Bretton,
Chester, United Kingdom, CH4 0DH

Date Received 14/11/2024

Decision Date 14/05/2026

Town and Country Planning Act, 1990

Location of Application

CASA DEL RIO, ALMERE FARM, ALMERE FERRY ROAD, TREVALYN, ROSSETT, WREXHAM, LL12 0BY

Description of Application

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ERECTION OF REPLACEMENT LODGE

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

Development Plan Policies:

Policy PS1 - The broad location of development.
Policy GDP1 - Development objectives.
Policy EC4 - Hedgerows, tree and woodland.
Policy EC6 - Biodiversity conservation.
Policy EC12 - Development and flood risk
Policy H5 - Housing in the countryside
Policy H10 - Replacement dwellings in the countryside.
Policy T8 - Parking.

Revision	Date	Description of Decision
0	14/05/2026	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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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 following plan(s) and document(s):

   Amended site plan - drawing number ALR 005 dated 23/02/26.
   Green Infrastructure plan updated DK17/11/24 Rev A, DK 23/02/26 Rev B number LEL LL120BYGI2024 Rev, B.
   Proposed elevations and floor plan - drawing number ALR 002 dated 16/10/24.
   Ecology Report - reference LEL LL 120BY PEA 2024 Rev A.

3. No development, including site clearance, shall commence until a Biosecurity Risk Assessment, and Method Statement that considers invasive non-native species and specific diseases (e.g., Chytrid) has been submitted to and approved in writing by the Local Planning Authority. The risk assessment shall include measures to prevent the introduction of and where present control, removal or for the long-term management of invasive species both during construction and operation. The risk assessment shall consider landscaping and other related plans. The Biosecurity Risk Assessment shall be carried out in accordance with the approved details.

4. Prior to its installation, full details of lighting shall be submitted to and agreed in writing by the Local Planning Authority. The Lighting Plan should include: • External lighting/internal light spillage assessment and plans that are compliant with the provisions of the Lighting Professionals and Bat Conservation Trust: Guidance Note 08/23: Bats and Artificial Lighting at Night. Details to consider construction and post construction phases of the scheme. The lighting shall be installed and retained as approved during construction and operation.

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5. Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B,C, D, E & F of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any Order revoking and re-enacting that Order with or without modification), no extensions, outbuildings, or other means of enclosures shall be erected on site.

6. Green infrastructure shall be provided out in accordance with detail set out on drawing number LEL LL 120BY GI 2024 Rev B prior to first occupation of the dwelling hereby approved. If any part of the green infrastructure is thereafter removed or being severely damaged or becoming diseased, it shall be replaced by green infrastructure of the same species as that originally planted within the next available planting or seeding season.

7. The unit of residential accommodation hereby permitted shall be brought onto the site until a timetable for the implementation of the mitigation measures set out in the Flood Consequence Assessment dated 27/10/2024 has been submitted to and approved in writing by the Local Planning Authority. The measures shall thereafter be implemented in accordance with the approved timetable and thereafter retained for the lifetime of the development.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

2. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

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

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3. To ensure that an approved Biosecurity Risk Assessment is implemented to secure measures to prevent or control the spread and effective management of any invasive non-native species and listed diseases at the site and to comply with Policy EC6 of the Wrexham Unitary Development Plan.

4. A lighting plan must be submitted to ensure lighting details are agreed prior to installation and to reduce the impacts of lighting in the interest of protected species and to comply with Policy EC6 of the Wrexham Unitary Development Plan.

5. In order that the Local Planning Authority can control the form of development at this sensitive location and to comply with Policy H10 of the Wrexham Unitary Development Plan.

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

7. In consideration of the site's venerability to flood risk and to comply with Policy EC12 of the Wrexham Unitary Development Plan.

Note(s) to applicant

The applicant is reminded that the Environmental Permitting Regulations (2016) require you to obtain a bespoke Flood Risk Activity Permit for any works or structures located in, under, over or within 8 metres of the bank top of the River Dee, a designated “main river”. Further advice and guidance is available on the following website:

http://www.naturalresources.wales/permits-and-permissions/flood-risk-activities/flood-risk activity-permits-information/?lang=en

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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