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 Ms Alexandra Newman

Agent Mr Craig Marston
7, Henry Close,
Battlefield Enterprise Park, Shrewsbury,
SY1 3TJ

Reference P/2026/0206

Date Received 30/03/2026

Decision Date 18/05/2026

Town and Country Planning Act, 1990

Section 73

Location of Application

ROSE HILL LODGE, ERBISTOCK, WREXHAM, LL13 0DR

Description of Application

AMRYWIO AMOD 2 CANIATÂD CYNLLUNIO P/2021/0246 I DIWYGIO CYNLLUNIAU LLAWR A GOLYGON

VARIATION OF CONDITION 2 OF PLANNING PERMISSION P/2021/0246 TO AMEND FLOOR PLANS AND ELEVATIONS

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

Development Plan Policies:

EC14 - Protection of Controlled Waters
EC6 - Biodiversity Conservation
GDP 1- Development Objectives

Revision	Date	Description of Decision
0	18/05/2026	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 approved drawing(s) numbered:
   - Proposed floor plans 2055-MA(00)0005 Rev B
   - Proposed elevations 2055-MA(00)0006 Rev C

3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.

4. The vehicular parking area as shown on approved drawing number 0002 approved as part of planning application reference P/2021/0246, shall be fully laid out, surfaced and drained prior to first use of the development. This parking area shall thereafter be permanently retained and kept free of any obstruction and made available solely for the parking of motor vehicles at all times.

5. The development shall be carried out in strict accordance with the findings and recommendations contained within the Ecology Assessment as carried out by Wildbanks Conservation dated May 2021 approved as part of application reference P/2021/0246. The mitigation and compensation measures hereby approved shall be fully implemented prior to first use of the development.

6. The development hereby permitted shall not be occupied until the net benefit for biodiversity (NBB) measures as detailed within the 'Green Infrastructure Statement & Net Biodiversity Benefit Form, completed by: Alexandra Newman and Dated: 5 May 2026' have been implemented in full, and the measures shall thereafter be maintained for the lifetime of the development.

Reason(s)

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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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 provide for the parking of vehicles clear of the highway in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan.

5. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 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.

Note(s) to applicant

All works in relation to the implementation of this permission, including deliveries to and /or leaving the site, should be undertaken only between the hours of 07.30 to 18.00 Monday to Friday, 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60 Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

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The applicant is further advised that any complaints received relating to noise of any type from the development may also be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints. This is done under the Statutory Nuisance provisions provided within the Environmental Protection Act 1990, and legal action may be taken where appropriate.

The applicant must adhere to the times given above wherever possible. If, however, there are urgent or unavoidable circumstances requiring work outside of the specified times, permission to proceed may be sought by contacting Environmental Health & Housing Standards at healthandhousing@wrexham.gov.uk or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.

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