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 Alex Loven

Reference P/2025/0431

Agent Miss Sophie Cragg
5th Floor, Bloc, 17
Marble Street,
Manchester, United
Kingdom, M2 3AW

Date Received 23/05/2025

Decision Date 01/06/2026

Town and Country Planning Act, 1990

Location of Application

LAND OFF, FRANCIS LANE, RIDLEY WOOD, WREXHAM, LL13 9YB

Description of Application

NEWID DEFNYDD TIR O AMAETHYDDIAETH I ARDALOEDD LLINIARU ECOLEGOL YNGHYD AG ADEILADU BYNDIAU

CHANGE OF USE OF LAND FROM AGRICULTURE TO ECOLOGICAL MITIGATION AREAS TOGETHER WITH CONSTRUCTION OF BUNDS

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

Development Plan Policies:

CLF 6- Informal Recreation
EC2 - Agricultural Land
EC 4 - Hedgerows, Trees and Woodland
EC6 - Biodiversity Conservation
GDP 1- Development Objectives
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS2 - Broad Location of Development
PS 3 - Broad Location of Development

Revision	Date	Description of Decision
0	01/06/2026	Planning permission issued

Particulars of decision : 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.

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2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
   - GCN Conservation Plan, Strategic Ecology Corridor, Version Number 9134.026 V5, dated October 2025
   - The Environment Partnership Ltd. Precautionary Working Method Statement, Strategic Ecology Corridor, Document reference 10944.004 Version 4.0 dated July 2025
   - The Environment Partnership Ltd. Habitat Management Plan, Strategic Ecology Corridor – Land North of Francis Lane reference 10934.003, Version 3.0 dated May 2025
   - The Environment Partnership Ltd. Habitat Management Plan, Strategic Ecology Corridor – Land adjacent to B5130, reference 10944.003, version 5.0 dated May 2025
   - Nicholsons. Red Line Boundary/Site Location Plan, reference 4826-Strategic Ecology Corridor, version 4 dated 19/05/2025
   - The Environment Partnership Ltd. Great Crested Newt Off-Site Mitigation Phasing Plan, drawing ref: G9134.042A, dated 18/07/2925
   - Nicholsons. 4826 – Strategic Ecology Corridor V5 1.1 – Parcel 1 Overview dated 22/09/2025
   - Nicholsons. 4826 – Strategic Ecology Corridor V4 – 1.2 Parcel 1 Inset 1 dated 19/05/2025
   - Nicholsons. 4826 – Strategic Ecology Corridor V4 – 1.3 Parcel 1 Inset 2 dated 19/05/2025
   - Nicholsons. 4826 – Strategic Ecology Corridor V4 – 1.4 Parcel 1 Sections dated 19/05/2025
   - Nicholsons. 4826 – Strategic Ecology Corridor V5 – 2.1 Parcel 2 Overview dated 28/09/2025
   - Nicholsons. 4826 – Strategic Ecology Corridor V4 – 2.2 Parcel 2 Inset 1 dated 19/05/2025
   - Nicholsons. 4826 – Strategic Ecology Corridor V4 – 2.3 Parcel 2 Inset 2 dated 19/05/2025
   - Nicholsons. 4826 – Strategic Ecology Corridor V4 – 2.4 Parcel 2 Sections dated 19/05/2025
   - Nicholsons. 4826 – Strategic Ecology Corridor V6 – 3.1 Parcel 3 Overview dated 09/04/2026
   - Nicholsons. 4826 – Strategic Ecology Corridor V6 – 3.2 Parce 3 Inet 1 dated 19/05/2025
   - Nicholsons. 4826 – Strategic Ecology Corridor V6 – 3.3 Parcel 3 Inset 2 dated 09/04/2026

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- Nicholsons. 4826 – Strategic Ecology Corridor V4 – 3.4 Parcel 3 Sections dated 19/05/2025
- Nicholsons. 4826 – Strategic Ecology Corridor V5 – 4.1 Parcel 4 Overview dated 22/09/2025
- Nicholsons. 4826 – Strategic Ecology Corridor V4 – 4.2 Parcel 4 Inset 1 dated 19/05/2025
- Nicholsons. 4826 – Strategic Ecology Corridor V4 – 4.2 Parcel 4 Inset 1 dated 19/05/2025
- Nicholsons. 4826 – Strategic Ecology Corridor V4 – 4.3 Parcel 4 Inset 2 dated 19/05/2025
- Nicholsons. 4826 – Strategic Ecology Corridor V4 – 4.4 Parcel 4 Sections dated 19/05/2025
- Nicholsons. 4826 – Strategic Ecology Corridor V5 – 5 – Initial Phasing Plan dated 19/05/2025
- Nicholsons 4826 – Strategic Ecology Corridor – Land off Maesgwyn Lane Existing Site Plan V1 dated 26/07/2023

3. No development shall commence until a Construction Traffic Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved statement shall be adhered to throughout the construction period.

4. Notwithstanding the Timetable for Works set out in Table 1 of The Environmental Partnership GCN Conservation Plan, Strategic Ecology Corridor, Version Number 9134.026 V5 date October 2025, development shall not commence until a revised Timetable of Works has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the revised Timetable of Works.

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.

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

4. In the interests of providing habitat for statutory protected and priority species in accordance with policy EC6 of the Wrexham Unitary Development Plan.

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.

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.

Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:
- Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;

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- Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of the notice can result in prosecution;
- Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.

The Applicant is advised that under the dust from construction and / or demolition activities can be judged to be causing a statutory nuisance to neighbouring properties. A legal notice can be served requiring that any dust nuisance is abated, and failure to comply with the requirements of the notice can result in prosecution. The applicant should contact the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.

You are advised to undertake a highway condition survey in consultation with the Local Highway Authority to establish the condition of verges both before and after the development has taken place, together with any remedial works to make good any damage that occurs.

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