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 DARRYL WILLIAMS

Agent MR ANTHONY PAUL CRABBE
APC
ARCHITECTURAL
SERVICES 45
DYSERTH ROAD
RHYL
DENBIGHSHIRE LL18
4DR

Reference P/2026/0251

Date Received 15/04/2026

Decision Date 03/06/2026

Town and Country Planning Act, 1990

Location of Application

CROESHOWELL COTTAGE, CROESHOWELL LANE, BURTON, ROSSETT, WREXHAM, LL12 0LB

Description of Application

TRAWSNEWID GAREJ DDWBL A CHAMPFA ATEGOL YN YSTAFELL GEMAU AR Y LLAWR GWAELOD AC ANECS PRESWYL AR Y LLAWR CYNTAF GAN GYNNWYS CREU BALCONI

CONVERSION OF ANCILLARY DOUBLE GARAGE AND GYM TO GROUND FLOOR GAMES ROOM AND FIRST FLOOR RESIDENTIAL ANNEX INCLUDING CREATION OF BALCONY

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
H2 - Residential Development (of Unannotated Land) within Settlements
T8 - Parking

Revision	Date	Description of Decision
0	03/06/2026	Planning permission issued

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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.

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
   - Location and Block Plans - 182/L1
   - Proposed Elevations - 182/03
   - Proposed Plan View - 182/04

3. The external surfaces of the building(s) shall be constructed of the materials specified on plan reference 'Proposed Elevations - 182/03'.

4. Within six months of the first use of the development, the trees proposed to provide Net Benefit for Biodiversity (NBB) (as indicated within Green Infrastructure Statement - Dated 10/14/2026) shall be planted on the site in accordance with a scheme which shall have first been submitted to, and approved in writing by, the Local Planning Authority.

5. The trees planted in connection with condition no.4 shall be permanently retained. Any trees which die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

6. The development shall only be occupied by a cared for child or staff member and shall be used only for purposes ancillary to the lawful residential use of the property known as Croeshowell Cottage, Croeshowell Lane, Burton, Wrexham.

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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.

3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

4. 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, PS11, EC4, EC5 and EC6 of the Wrexham Unitary Development Plan.

5. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policy EC6 of the Wrexham Unitary Development Plan.

6. In order to ensure that the development does not have adverse effects on the River Dee and Bala SAC through any resulting increase in phosphates that are likely to arise from the use of the development by additional people other than those connected to the main dwelling, and to define the scope of development in the interests of amenity, parking and highway safety in accordance with Policies GDP1, T8, EC6 and EC14 of the Wrexham Unitary Development Plan.

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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.

Ian Jones

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

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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