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 WREXHAM COUNTY BOROUGH COUNCIL

Agent MR ADAM HUMPHREYS
COUNCIL OFFICES,
RUTHIN ROAD,
WREXHAM, LL13 7TU

Reference P/2026/0017

Date Received 08/01/2026

Decision Date 24/06/2026

Town and Country Planning Act, 1990

Location of Application

1-4 GLENDOWER PLACE, HANMER, WHITCHURCH, SY13 3DF

Description of Application

ADNEWYDDU LLWYBRAU ALLANOL PRESENNOL, GRISIAU AC ARDAL TARMACADAM, GYLIAU A RHEILIAU LLAW A WAL GYNNAL BWRDD GRAEAN I'R CEFN

RENEWAL OF EXISTING EXTERNAL PATHS, STEPS AND TARMACADAM AREA, GULLIES AND HANDRAILS AND GRAVELBOARD RETAINER TO REAR

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

Development Plan Policies:

EC6 - Biodiversity Conservation
EC7 - Conservation Areas
GDP 1- Development Objectives

Revision	Date	Description of Decision
0	24/06/2026	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):
   - Survey Abbreviations
   - Proposal
   - Survey Dated 05/11/2025
   - Site Plan Dated 08/01/2026

3. The external surfaces shall be constructed of the materials specified within the approved 'Survey Abbreviations' report.

4. No part of the development shall commence until a plan to provide net benefit for biodiversity (NBB) i.e. a better outcome than if the site was left undeveloped has been submitted to, and approved in writing by, the Local Planning Authority. The measures shall be implemented in full, prior to first occupation / use of the development, and thereafter maintained 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 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 the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

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Note(s) to applicant

Some of the existing pathways in this location are stepped and have handrails located within the existing adopted highway. It also noted that there is a significant amount of planting taken place within the existing adopted highway / service strip. The LHA recommend that the applicant contacts the WCBC Contracts & Engineering Manager (email: keith.edwards@wrexham.gov.uk) to discuss any action required to remove / modify these features.

The permission hereby granted does not authorise encroachment upon, or interference with, the adjoining land / properties.

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.

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

Applicant WREXHAM COUNTY BOROUGH COUNCIL

Agent MR ADAM HUMPHREYS
COUNCIL OFFICES,
RUTHIN ROAD,
WREXHAM, LL13 7TU

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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