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 Mrs Karen Evans

Agent Mr Keith O'Hanlon
9a, Edison Court,
Ellice Way, Wrexham,
United Kingdom, LL13
7YT

Reference P/2025/0337

Date Received 08/04/2025

Decision Date 27/03/2026

Town and Country Planning Act, 1990

Location of Application

YSGOL ID HOOSON, HEOL CARADOC, RHOSLLANERCHRUGOG, WREXHAM, LL14 2DX

Description of Application

DYMCHWEL DAU ADEILAD YSTAFELL DDOSBARTH DDWBL A RHOI BLOC 4 YSTAFELL DDOSBARTH NEWYDD AR GYFER BABANOD/MEITHRINFA NEWYDD YN EU LLE (CAM 1). ADEILADU BLOC 4 YSTAFELL DDOSBARTH NEWYDD AR GYFER PLANT IAU (CAM 2)

DEMOLITION OF TWO DOUBLE CLASSROOM BUILDINGS AND REPLACEMENT WITH A NEW 4 CLASSROOM BLOCK FOR INFANTS/NEW NURSERY (PHASE 1). CONSTRUCTION OF NEW 4 BLOCK CLASSROOM FOR JUNIORS (PHASE 2)

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

Development Plan Policies:

EC 12 - Development and Flood Risk
EC6 - Biodiversity Conservation
GDP 1- Development Objectives
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS2 - Broad Location of Development

Revision	Date	Description of Decision
0	27/03/2026	Planning permission issued
1	26/06/2026	Approval of conditions 7 and 10 ref: P/2026/0339

Particulars of decision : GRANTED subject to the following:-

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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): EXISTING GROUND FLOOR PLAN - IDH-HOH-02-00-D-A-2100 REV P03 EXISTING ROOF PLAN - IDH-HOH-02-02-D-A-2101 REV P03 EXISTING ELEVATIONS - IDH-HOH-02-ZZ-D-A-2200 REV P03 EXISTING ELEVATIONS - IDH-HOH-02-ZZ-D-A-2201 REV P03 DEMOLITION PLAN_GROUND FLOOR - IDH-HOH-02-00-D-A-3101 REV P05 PROPOSED PLAN_GROUND FLOOR - IDH-HOH-ZZ-00-D-A-4101 REV P07 PROPOSED PLAN_ROOF - DH-HOH-ZZ-02-D-A-4102 REV P06 PROPOSED ELEVATIONS - IDH-HOH-03-ZZ-D-A-4201 REV P06 GA SECTIONS - IDH-HOH-03-ZZ-D-A-4300 REV P05 PROPOSED SITE PLAN IDH-HOH-03-02-D-A-1203 REV P11 LANDSCAPING GA PLAN,

3. The development shall be carried out in strict accordance with the findings and recommendations contained within Preliminary Ecological Appraisal and Roost Assessment By Arbtech, dated 06/12/2024 . The mitigation and compensation measures hereby approved shall be fully implemented prior to first use of the development.

4. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown in the Green Infrastructure Statement by Arbtech have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

5. The maximum number of pupils on the school roll shall not exceed 315

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6. Within 3 months from the first use of the development hereby permitted, the existing mobile classrooms shall be permanently removed from the site and the land restored in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

7. No development shall take place until an Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in strict accordance with Method Statement as is approved. The Method Statement shall include the following: 1) A specification for tree protection fencing and ground protection measures that comply with British Standard 5837:2012;
2) A Tree Protection Plan showing the location of the trees to be removed and retained with their crown spreads, Root Protection Areas, Construction Exclusion Zones, and location of protective fencing and ground protection measures accurately plotted;
3) A full specification for any access, driveway, path, underground services or wall foundations within retained tree Root Protection Areas or Construction Exclusion Zone , including any related sections and method for avoiding damage to retained trees;
4) Details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires;
5) Details of the frequency of supervisory visits and procedures for notifying the findings of such visits to the Local Planning Authority;
6) Method for protecting retained trees during demolition works;
7) Details of all proposed tree works, including felling and pruning.

Approval Ref: P/2026/0339
Approved by: Wrexham County Borough Council
Approved detail: Arboricultural Method Statement dated May 2026
Approved date: 26/06/2026

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8. The landscaping scheme shown on dwg nos. IDH-AZO-03-ZZ-D-L-0002 REV D, IDH-AZO-03-ZZ-D-L-0002, IDH-AZO-03-ZZ-D-L-0001 REV A and planting schedule dwg no. IDH-AZO-03-ZZ-D-L-0004 shall be fully implemented in strict accordance prior to the first use of the development, with the exception of soft landscaping which shall be carried out in the first planting season (November to March) or seeding season (April to September) following the first use. Any trees, hedgerows or plants which, within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

9. Each part of the site subject to the remediation under the approved scheme(s) ref: 'Remediation Strategy – Extension and Alteration Work to Ysgol I D Hooson, Wrexham', letter dated 5th June 2025, by Eccles Associates Limited shall not be occupied/used until a Validation Report has been completed in respect of that part of the site and submitted to and approved in writing by the Local Planning Authority.

10. No development shall take place until a Dust Management Scheme has been submitted to, and approved in writing by, the Local Planning Authority. The approved Dust Management Scheme shall be implemented for the entire duration of the construction phase.

    Approval Ref: P/2026/0339
    Approved by: Wrexham County Borough Council
    Approved detail: Dust Management Plan by Read Construction
    Approved date: 26/06/2026

11. Prior to first use of the development hereby permitted, the acoustic mitigation measures as detailed at section 6.6.1 of the approved Plant Noise Impact Assessment (ref: RP2607) shall be fully implemented and retained thereafter throughout the lifetime of the development.

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12. Prior to first use of the development hereby permitted, the standard vibration measures as detailed at section 6.7 of the approved Plant Noise Impact Assessment (ref: RP2607) shall be fully implemented and retained thereafter throughout 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. In order to protect wildlife interests in accordance with Policies GDP1, PS11, EC4, EC5 and EC6 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.

5. In the interest of highways and public safety due to parking and flood risk concerns, and to ensure compliance with policies EC12 and GDP1 of the Wrexham Local Development Plan.

6. In the interest of visual amenity in accordance with policy GDP1 of the Wrexham Unitary Development Plan.

7. To preserve the health, safety and amenity value of the tree(s) in accordance with Policies GDP1, PS11, EC4, EC5 and EC6 of the Wrexham Unitary Development Plan.

8. 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.

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9. To ensure that the risks to the future occupants/users of the site and to the local environment associated with contamination at the site have been assessed and, where necessary, appropriately remediated, in accordance with Policy GDP1 of the Wrexham Unitary Development Plan and paragraph 6.9.17 of PPW12.

10. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

11. In the interests of the amenities of the future users of the development in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

12. In the interests of the amenities of the future users of the development in accordance with Policy GDP1 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.

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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;
- 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.

Lighting has the potential for classification as a statutory nuisance under the Environment Protection Act 1990. If lighting is found to be causing a nuisance than an Abatement Notice may be served, and the applicant is advised to consider this when designing the installation of any lighting.

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Ground Investigations
Under the Coal Industry Act 1994 any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) require the prior written permission of the Mining Remediation Authority since these activities can have serious public health and safety implications. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain permission to enter or disturb our property will result in the potential for court action. Application forms for Mining Remediation Authority permission and further guidance can be obtained from our website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property

Shallow coal seams
In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

Requirement for Incidental Coal Agreements
If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required from the Mining Remediation Authority. Further information regarding Incidental Coal Agreements can be found at https://www.gov.uk/government/publications/incidental-coal-agreement/guidance notes-for-applicants-for-incidental-coal-agreements

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