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 Jeremy Bassett

Reference P/2025/0916

Agent Miss Kerry Burns
The Coach House,
Vron Farm, Llewelyn
Road, Wrexham,
United Kingdom, LL11
5TW

Date Received 28/11/2025

Decision Date 30/06/2026

Town and Country Planning Act, 1990

Location of Application

LAND OPPOSITE VRON FARM, LLEWELYN ROAD, VRON, TANYFRON, WREXHAM, LL11 5TW

Description of Application

NEWID DEFNYDD TIR O DIR AMAETHYDDOL I DIR MARCHOGOL A CHODI 4 STABL, MYNEDIAD I'R TRAC A LLEOLIAD CYNHWYSYDD STORIO

CHANGE OF USE OF LAND FROM AGRICULTURAL TO EQUESTRIAN AND ERECTION OF 4 NO STABLES, TRACK ACCESS AND SITING OF A STORAGE CONTAINER

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
EC2 - Agricultural Land
GDP 1- Development Objectives
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS12 - Renewable Energy
PS2 - Broad Location of Development
T8 - Parking

Revision	Date	Description of Decision
0	30/06/2026	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):
• Site Location Plan 25001-PL-010 Rev A
• Site Plan 25001-PL-020 Rev B
• Proposed Stable Plan 25001-PL-101
• Proposed Plan & Elevations 25001-PL-100 Rev B
• Proposed View Splay 25001-PL-102
• Proposed Vehicle Tracking 25001-PL-101 B
• DAS Statement 05.01.2026 Rev A
• Preliminary Ecological Appraisal (PEA) Rev 1 4th July 2025

3. The stables and land hereby permitted shall be used only for private recreational use ancillary to the applicant's enjoyment and shall not be used for livery or any commercial purpose.

4. Prior to the installation of any external lighting, a detailed lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme must demonstrate that there will be no light spill onto the mature oak tree or hedgerow along the southern boundary, in line with BCT Good Practice Guidelines (2023). Development shall be carried out in accordance with the approved details.

5. The storage container hereby permitted shall be painted dark green in colour within 1 month of being sited on the land and shall be maintained as such thereafter.

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6. Within 6 months from the date of this permission, the measures to deliver net benefit for biodiversity (NBB) outlined within the DAS Statement and the Preliminary Ecological Appraisal Rev 1 must be implemented in full. The measures shall thereafter be 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 safeguard the residential amenities of nearby occupiers and to protect the rural character and highway safety of the locality in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

4. In order to protect wildlife interests in accordance with Policies GDP1, PS11 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 GDP1 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.

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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.

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.

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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.

Ian Jones

Prif Swyddog, Economi a Chynllunio
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