

In pursuance of its powers under the Acts and 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 MRS AMANDA
REDMAN

Reference P/2023/0794

Agent MR PETER
THOMPSON
ARCHITECTURAL
DESIGN
CONSULTANT
Architectural Design
Consultant, Linwood,
Barnsley Road,
Barnsley, S75 3JR

Date Received 20/10/2023

Decision Date 06/07/2026

Town and Country Planning Act, 1990

Location of Application

COBBLESTONE HOUSE CHESTER ROAD ROSSETT WREXHAM LL12 0DL

Description of Application

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DEMOLITION OF EXISTING DWELLING AND ERECTION OF NEW DWELLING

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

Development Plan Policies:

EC13 - Surface Water Run-off
EC14 - Protection of Controlled Waters
EC 4 - Hedgerows, Trees and Woodland
GDP 1- Development Objectives
H2 - Residential Development (of Unannotated Land) within Settlements
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS2 - Broad Location of Development
PS 3 - Broad Location of Development
PS4 - Broad Location of Development
PS8 - Transport
T8 - Parking

Revision	Date	Description of Decision
0	06/07/2026	Planning permission issued

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Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. 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, Block Plan Rev E and Plans & Elevations Rev M.
2. Within 3 months from the date of this permission, the measures to deliver net benefit for biodiversity (NBB) shown on Plans & Elevations Rev M shall be implemented in full. The measures shall thereafter be maintained for the lifetime of the development.
3. The external facing and roofing materials used in the construction of the development shall strictly accord with the details approved under application reference P/2023/0848 on 30/01/2024, and shall be retained as such thereafter.
4. Within 3 months of the date of this permission, a detailed scheme of hard and soft landscaping (incorporating the works already undertaken and specifying any outstanding planting, tree/plant species, planting density, and materials for hard surfaces) along with a scheme for its long-term maintenance shall be submitted to and approved in writing by the Local Planning Authority.

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5. Landscaping shall be undertaken in accordance with the scheme submitted and approved in connection with condition 4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting (November to March) and seeding seasons (April to September) following the approval of condition 4. 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.
6. Any parts of the first-floor windows within the side elevations of the replacement dwelling, as shown on the approved Plans & Elevations Rev M, that are below 1.7m in height above the level of the floor in the room that they serve shall be obscurely glazed to a minimum of level 3 of the "Pilkington" scale of obscuration (or equivalent) and fixed pane at the time of installation, and so retained at all times thereafter.
7. The opaque privacy panelling installed on the side elevation of the rear balcony hereby approved shall be retained in situ at all times thereafter. The panelling shall not be altered, removed, or replaced with clear glazing without the prior written approval of the Local Planning Authority.

Reason(s)

1. To comply with Section 71ZA(2) of the Town and Country Planning Act, 1990.
2. 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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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 and EC4 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 Policies GDP1, PS11 and EC4 of the Wrexham Unitary Development Plan.
6. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
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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](#)