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 Scott Latham

Agent Mr OSIAN JONES
15A, Clwyd Street,
Ruthin, LL15 1HF

Reference P/2026/0087

Date Received 16/02/2026

Decision Date 10/07/2026

Town and Country Planning Act, 1990

Location of Application

KNOLTON FARMHOUSE CHEESE, OSWESTRY ROAD, OVERTON, WREXHAM, LL13 0LG

Description of Application

CODI GOFOD SWYDDFA NEWYDD AC ADEILAD LLES STAFF

ERECTION OF NEW OFFICE SPACE AND STAFF WELFARE BUILDING

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

Development Plan Policies:

GDP 1- Development Objectives
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS8 - Transport
EC6 - Biodiversity Conservation
E5 - Employment in the Countryside
PS2 - Broad Location of Development
T8 - Parking

Revision	Date	Description of Decision
0	10/07/2026	Planning permission issued

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):
Proposed site plan dwg no. Ty/1692/PL10 REVB
Proposed ground floor plan dwg no. Ty/1692/PL11
Proposed elevations dwg no. Ty/1692/PL12

3. The development shall be carried out in strict accordance with the findings and recommendations contained within Preliminary Ecological Assessment by Tyrer Ecological Consultants Ltd, reference PR-26-0054. Dated March 2026. The mitigation and compensation measures hereby approved shall be fully implemented prior to first use of the development.

4. Notwithstanding the detail contained at paragraph 7.26 of the submitted Preliminary Ecological Assessment, no development shall take place until a comprehensive landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. This scheme shall include the planting of three (3) trees for every one (1) tree removed. The replacement trees shall be of a species, size, and location to be agreed upon.

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 following the first use of the development (April to September). 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.

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6. 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.

7. Prior to the first use of the development hereby approved, the buildings currently used as office accommodation shall cease to be used for office purposes. Thereafter, the buildings shall be used solely for storage ancillary to the approved business operation and for no other purpose.

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

9. Prior to first use of the development on-site bicycle parking facilities shall be provided in strict accordance with a scheme that shall have first been submitted to and approved in writing by the Local Planning Authority. The facilities shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking of bicycles.

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 and EC6 of the Wrexham Unitary Development Plan.

4. To ensure the continuity of amenity afforded by existing trees in accordance with Policy GDP1 of the Wrexham Unitary Development Plan and to achieve a net benefit for biodiversity in accordance with the requirements of Planning Policy Wales (PPW).

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

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6. 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.

7. To prevent inadequate parking provision and additional foul drainage impacts that could arise from the continued use of the buildings as offices alongside the approved development, in the interests of highway safety and to ensure no significant impact upon the River Dee/Bala Lake Special Area of Conservation in accordance Wrexham Unitary Development Plan policies GDP1, T8 and EC6.

8. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

9. To assist occupiers/users of the development to make sustainable transport choices in accordance with Policy GDP1 of the Wrexham Local Unitary Plan.

Note(s) to applicant

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.

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.

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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.

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

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

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Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.

Highways Development Control Standard Advisory Note
The applicant's attention is drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

In the interests of maintaining highway safety, and to avoid obstruction of the public highway (in
contravention of the Highways Act), The Applicant is advised to coordinate with the highway authority at
highwayroadworks@wrexham.gov.uk in advance of commencement of the development/works with respect
to:
1. Skip, scaffolding, hoarding or A frame/signage (Permit required for these items, if on the public
highway);
2. Use of a parking space for a set down/delivery area;
3. Record a dilapidation survey of the adjacent carriageway prior to commencement (to avoid being ask
to repair damage by the Applicant whilst carrying out their works);
4. If any lane closure or obstruction of the highway is required for a crane or similar;
5. Protection against dust and debris blowing onto the public highway
6. Construction traffic parking locally avoiding nuisance to others;
7. If the Applicant's scope of work includes new apparatus in the highway, such as new mains services
then a Section 50 licence will be required. Insurances and demonstration of competency to carry out
works in the public highway will be required.
8. Lowering of kerbs or minor pavement alterations require Section 184 / 171 agreement. Insurances
and demonstration of competency to carry out works in the public highway will be required.
9. A section 278 agreement works agreement is required for more significant alterations to the existing
highway

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10. Any temporary works affecting traffic lights, [pedestrian/cycle road crossings, or bus stops require
pre-planning and permits;
11. For applications with a private driveway (either existing or proposed) connecting onto the public
highway, the following conditions of approval apply:
• No surface water from the applicants site should be allowed to drain onto the public
highway,
• The first 5m* minimum (for residential property) should be hard paved, avoiding gravel or
loose chippings form spreading.
• No gate should be built in a location where it would result in a car obstructing the highway
whilst being unlocked, and it should not swing out and over a pavement or any other part of
the highway.
*The hard paved length and set back if required is subject to the applicants proposed vehicular
length
The applicants should allow a minimum of 4 weeks' notice for any of the above standard requirements, and
6-8 weeks for lane closures & road closures (lead times may change without notice subject to workload and
complexity). Any works involving Trunk roads should be coordinated separately and directly with the North &
Mid Wales trunk Road Agency. For larger sites with a significant impact upon the highway, a Construction
Traffic Management Plan will be required.

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:-

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