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 Phil Gardner

Reference P/2026/0354

Agent Ms Kerry James
Hen Vicarage,
Llanrhaeadr,
Llanrhaeadr, Denbigh,
United Kingdom, LL16
4NU

Date Received 04/06/2026

Decision Date 21/08/2026

Town and Country Planning Act, 1990

Section 73

Location of Application

LINDOP BROS, GLANLLYN ROAD, BRADLEY, WREXHAM, LL11 4BA

Description of Application

AMRYWIO AMOD 1 CANIATÂD CYNLLUNIO P/2020/0510 I YMESTYN TERFYN AMSER AR GYFER CYCHWYN DATBLYGIAD/ VARIATION OF CONDITION 1 OF PLANNING PERMISSION P/2020/0510 TO EXTEND TIME LIMIT FOR COMMENCEMENT OF DEVELOPMENT

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

Development Plan Policies:

E4 - Employment Development (of Unannotated Land) within Settlements
E5 - Employment in the Countryside
EC 1 - Green Barriers
EC13 - Surface Water Run-off
EC2 - Agricultural Land
EC6 - Biodiversity Conservation
GDP 1- Development Objectives
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS2 - Broad Location of Development
PS 3 - Broad Location of Development
PS4 - Broad Location of Development
T8 - Parking

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Revision	Date	Description of Decision
0	21/08/2026	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.

2. The development shall only be carried out in strict accordance with the details shown on the 1:1250 Location Plan (received 05th Jan 2021), drawing no. JC/PD/01 Revision H Site Plan as Proposed and drawing no. JC/PD/03 Revision H Cross Section- As Proposed.

3. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 120 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

4. Within one month of the first use of the access shown on drawing no. JC/PD/01 Revision H the existing access shown on drawing no. JC/PD/00 shall be permanently closed in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority.

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5. Within three months of commencement of development, full details of a hard and soft landscaping scheme together with a five year Maintenance Plan and timescales for implementation of works shall be submitted to and approved in writing by the Local Planning Authority. Hard and soft landscaping shall thereafter be provided and maintained in accordance with the scheme as approved.

6. The development hereby approved shall be undertaken strictly in accordance with the biodiversity enhancement measures detailed in the Planning and Green Infrastructure Statement (June 2026, Ref: KJP/22/017), prior to the beneficial use of the development commencing, and shall be retained as such thereafter.

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 that adequate visibility is provided at the proposed point of access to the highway in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

4. In the interests of highway safety in accordance with Policy GDP1 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 and PS2 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.

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 Mr Phil Gardner

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Hen Vicarage,
Llanrhaeadr,
Llanrhaeadr, Denbigh,
United Kingdom, LL16
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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