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 Daniel Andrews

Reference P/2024/1386

Decision Date 12/03/2026

Town and Country Planning Act, 1990

Location of Application

LAND AT, WREXHAM ROAD, RHOSTYLLEN, WREXHAM, LL14 4DH

Description of Application

CODI 137 O ANHEDDAU AR DIR A GYMERADWYWYD YN FLAENOROL O DAN GANIATÂD CYNLLUNIO P/2007/0686

ERECTION OF 137 DWELLINGS ON LAND PREVIOUSLY APPROVED UNDER PLANNING CONSENT P/2007/0686

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

Development Plan Policies:

CLF 5 - Open Space Requirements from new Residential Developments
EC 4 - Hedgerows, Trees and Woodland
EC6 - Biodiversity Conservation
GDP 2 - Capacity of Infrastructure and Community Facilities
H7 - Affordable Housing
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS2 - Broad Location of Development
PS 3 - Broad Location of Development
T8 - Parking

Revision	Date	Description of Decision
0	12/03/2026	Planning permission issued
1	21/05/2026	Non material amendment – substitution of house-types ref: P/2026/0246
2	01/07/2026	Approval of conditions 11 (Biodiversity) and 12 (Broadband Infrastructure) ref: P/2026/351
3	03/09/2026	Non material amendment - substitution of house-types ref: P/2026/0509

Particulars of decision : GRANTED subject to the following:-

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Condition(s)

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1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.

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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 Layout Phases 2B-4 (Drawing no. WR2-SAL-A1-ZZ-DR-A-0607 Revision P10) (14/08/25);
   - Armitage Plans & Elevations 1138.9 SQ.FT (Drawing no. SGH-SAL-A2-ZZ-DR-A-0101 Revision P1) (14/08/25);
   - Alvanley 1 Plans & Elevations 1812 SQ.FT (Drawing no. SGH-SAL-A3-ZZ-DR-A-0101 Revision P1) (14/08/25);
   - Bodfari 1 Plans & Elevations 953.7 SQ.FT (Drawing no. SGH-SAL-B1-ZZ-DR-A-0101 Revision P1) (14/08/25);
   - Berwyn Plans & Elevations 939.70 SQ.FT (Drawing no. SGH-SAL-B2-ZZ-DR-A-0101 Revision P1) (14/08/25);
   - Bodfari 2 Plans & Elevations 953.7 SQ.FT (Drawing no. SGH-SAL-B4-ZZ-DR-A-0101 Revision P1) (14/08/25);
   - Conway Planning 1671.6 SQ.FT (Drawing no. SGH-SAL-C2-DR-A-0101 Revision P1) (14/08/25);
   - Corwen Plans & Elevations 1047.30 SQ.FT (Drawing no. SGH-SAL-C3-ZZ-DR-A-0101 Revision P1) (14/08/25);
   - Derwen Plans & Elevations 1399.3 SQ.FT (Drawing no. VRR-SAL-D1-ZZ-DR-A-0101 Revision P1 (14/08/25);
   - Deganwy Plans & Elevations 919.70 SQ.FT (Drawing no. SGH-SAL-DR-ZZ-DR-A-0101 Revision P1 (14/08/25);
   - Flat Plans & Elevations 1031.0 SQ.FT (Drawing no. SGH-SAL-F1-ZZ-DR-A-0101 Revision P1 (14/08/25);
   - Gresford Plans & Elevations 1485 SQ.FT (Drawing no. SGH-SAL-G1-ZZ-DR-A-0101 Revision P1 (14/08/25);
   - Gresford 2 Plans & Elevations 1485 SQ.FT (Drawing no. SGH-SAL-G2-ZZ-DR-A-0101 Revision P1 (14/08/25);
   - Henllan Plans & Elevations 711.10 SQ.FT (Drawing no. SGH-SAL-H1-ZZ-DR-A-0101 Revision P1 (14/08/25);
   - Henllan 2 Plans & Elevations 760.90 SQ.FT (Drawing no. SGH-SAL-H1-ZZ-DR-A-0101 Revision P1 (14/08/25);
   - Kimmel Plans & Elevations 768.SQ.FT (Drawing no. SGH-SAL-K1-ZZ-DR-A-0101 Revision P1 (14/08/25);
   - Llanferres Plans & Elevations 1248.6 SQ.FT (Drawing no. SGH-SAL-L1-ZZ-DR-A-0101 Revision P1 (14/08/25);
   - Richmond 1 Plans & Elevations 1317.7 SQ.FT (Drawing no. SGH-SAL-R1-ZZ-DR-A-0101 Revision P1 (14/08/25);
   - Richmond 2 Plans & Elevations 1433 SQ.FT (Drawing no. SGH-SAL-R2-ZZ-DR-A-0101 Revision P1 (14/08/25);
   - Tenby Plans & Elevations1049/8 SQ.FT (Drawing no. SGH-SAL-T1-ZZ-DR-A-0101 Revision P2 (14.08.25);

- Estate Car Swept Path Analysis (Drawing no. 24028/113/4 Rev A) (30/05/25);
- Swept Path Analysis DCWW Tanker (Drawing no. 24028/113/3 Rev A) (30/05/25);
- CCBC Refuse Vehicle Swept Path Analysis (Drawing no. 24028/113/5 Rev A (30/05/25);
- 7.5T Panel Van Swept Path Analysis DRG 1 (Drawing no. 24028/113/1 Rev A (30/05/25);
- 7.5T Panel Van Swept Path Analysis DRG 2 (Drawing no. 24028/113/2 Rev A (30/05/25);
- Drainage Strategy (30/08/24);
- Design & Access Statement (30/08/24);
- Phase 2B-4 Location Plan (Drawing no. WR2-SAL-A1-ZZ-DR-A-0617 Revision P1 (30/08/24);
- Proposed Residential Housing Development, Manor Farm, Rhostyllen, Wrexham – Preliminary Ecological Appraisal (received 20/09/24); and
- Proposed Phase Layout Phases 2B-4 (Drawing no. WR2-SAL-A1-ZZ-DR-A-0607 Revision P9) (14/08/25).

Non-material amendment ref: P/2026/0246
Approved date: 21/05/2026
Approved Details:

- CORWEN SPECIAL MASTER dwg no. SGH-SAL-C3-ZZ-DR-A-0105 REV P1
- PROPOSED SITE LAYOUT PHASES 2B-4 dwg no. WR2-SAL-A1-ZZ-DR-A-0607 REV P13

Non-material amendment ref:P/2026/0509
Approved date: 03/06/2026
Approved Details:

- **Site Location Plan ref: WR2-SAL-A1-ZZ-DR-A-0622**
- **Application form**

3. The development shall be carried out in accordance with the measures set out in paragraph 5.1.2 of Section 5 Summary Conclusions of the Marches Ecology Preliminary Ecological Appraisal dated July 2019

4. 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.

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5. No development shall commence, including any works of demolition, until a Construction Traffic Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved statement shall be adhered to throughout the construction period.

6. Prior to commencement of development, a scheme of off-site highway improvements shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include a timescale for implementation and details of the following works:
   - Puffing crossings on Wrexham Road;
   - Improvements to the Henblas Road junction with Wrexham Road;
   - Bus stop provision along Wrexham Road; and
   - A roundabout at the Eldon Grove junction with Wrexham Road.

   Off-site highway improvements shall be carried out accordance with the approved scheme and timescale.

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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.

8. Plots 195-216 shall not be occupied until on-site bicycle parking facilities have been provided in accordance with a scheme that shall first have been submitted to and approved in writing by the Local Planning Authority. The bicycle parking facilities shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking of bicycles.

9. Within 3 months of commencement of development a scheme of landscaping to include measures to deliver a net benefit to biodiversity, to include, but not be limited to, a scheme of hedgerow planting along the Wrexham Road site frontage, a timescale for implementation and a Landscape Management Plan, shall be submitted for the written approval of the Local Planning Authority. Landscaping and net benefit to biodiversity measures shall be implemented in accordance with the approved scheme and timescale and thereafter managed in accordance with the approved Landscape Management Plan.

10. Prior to their introduction to the development hereby permitted, samples of the materials to be used in the construction of the external surfaces of the development shall be submitted for the written approval of the Local Planning Authority. Development shall be carried out in accordance with the approved details.

11. Prior to the first occupation of each related dwelling, a bird and/or bat nesting box shall be installed on each dwelling in accordance with a scheme of bird and bat box provision that has first been submitted to and approved in writing by the Local Planning Authority. The bird and bat boxes shall thereafter be permanently retained.

Approval ref: P/2026/0351
Approved by: Wrexham County Borough Council
Approved detail: Site plan received 29/06/2026
Ibstock Habitats brochure received 29/06/2026
Agent email received 29/06/2026
Approved date: 01/07/2026

12. Prior to first occupation of the dwellings hereby approved, a scheme to enable the provision of gigabit capable broadband infrastructure from the site boundary to the dwellings hereby permitted shall be implemented in accordance with details that shall have first been submitted to and approved in writing by the Local planning authority.

Approval ref: P/2026/0351
Approved by: Wrexham County Borough Council
Approved detail: Broadband Infrastructure detail received 03/06/2026
Approved date: 01/07/2026

13. No dwelling shall be occupied until a Final Travel Plan has been

submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include measures to encourage occupiers of the development to walk, cycle and to use local facilities and public transport together with a scheme of annual monitoring reports. The Travel Plan shall be implemented as approved.

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14. Prior to the first occupation of plots Nos. 91, 92, 93, 94, 109, 110, 111, 112, 113, 114, 152, 153, 154, 155, 181, 182, 183, 184, 185, 186, 194, 199, 200, 201, 202, 203, 204, 211 and 212, the noise mitigation measures for each plot detailed in Section 5: NOISE MITIGATION SCHEME and on figure 2 of the Hepworth Acoustics Noise Mitigation Scheme Version 1, dated 01.09.2025 shall be implemented in full. The measures shall thereafter be permanently retained.

15. No dwelling shall be first occupied until its associated car parking and turning area has been provided in accordance with the details shown on drawing No. WR2-SAL-A1-ZZ-DR-A-0607 Revision P10. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

16. Within 3 months of commencement of development a scheme for the provision of a children's equipped play area in the area described as Play Area 2 on drawing No. WR2-SAL-A1-ZZ-DR-A-0607 Revision P10 shall be submitted for the written approval of the Local Planning Authority. The scheme shall include, but not be limited to, details of the play equipment, the hard and soft landscaping of the play area and a timetable for the implementation of the scheme. The children's equipped play area shall thereafter be provided in accordance with the approved scheme and timetable.

17. No dwelling hereby permitted shall be occupied until a scheme that provides for the following has been implemented in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority:
a) the permanent closure of the Public Right of Way level crossing over the Shrewsbury to Chester Railway line; and
b) the provision of an alternative crossing point that does not cross the railway at grade.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

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2. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

3. In order to protect wildlife interests in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.

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

5. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

6. In the interests of highway safety in accordance with Policy GDP1 of the UDP.

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

9. In the interests of the visual amenity of the development and to GDP1, PS11, EC4, EC5 and EC6 of the Wrexham Unitary Development Plan.

10. 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.

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

12. To support the roll-out of digital communications infrastructure across Wales in accordance with Policy 13 of Future Wales.

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

14. In the interests of the amenities of the occupiers of the development in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

15. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan.

16. In the interests of the amenities of the future occupiers of the development in accordance with policy CLF5 of the Wrexham Unitary Development Plan.

17. In the interests of pedestrian safety in accordance with policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant

You must comply with your duties in section 71ZB (notification of initiation of development and display of notice: Wales) of the Town and Country Planning Act 1990. The duties in that section include the following:
* Notice of initiation of development
Before beginning any development to which this planning permission relates, notice must be given to the Local Planning Authority in the form set out in Schedule 5A to the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 or in a form substantially to the like effect. The forms set out the details that must be given to the Local Planning Authority to comply with this duty.
* Display of notice
The person carrying out development to which this planning permission relates must display at or near the place where the development is being carried out, at all

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times when it is being carried out, a notice of this planning permission in the form set out in Schedule 5B of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 or in a form substantially to the like effect. The form sets out the details that the person carrying out development must display to comply with this duty.
The person carrying out development must ensure that the notice is:
a) Firmly affixed and displayed in a prominent place at or near the place where the development is being carried out;
b) Legible and easily visible to the public without having to enter the site; and
c) Printed on durable material. The person carrying out development should take reasonable steps to protect the notice (against it being removed, obscured or defaced) and, if need be, replace it.

Following the commencement of Schedule 3 of the Flood and Water Management Act, the works as proposed are required to obtain approval from the SuDS Approving Body (SAB) prior to commencement of those construction works. Further details of the SAB, the new national standards, the pre-application advice service and the application for approval process can be found on the Wrexham CBC's SAB webpage: https://www.wrexham.gov.uk/english/planning_portal/sab/sab.htm or by contacting the SAB Team directly at SAB@wrexham.gov.uk

You are advised that this grant of planning permission was made following the completion of an Agreement under Section 106 of the Town and Country Planning Act. Before undertaking any work under this permission you are advised to obtain full details of the Agreement and ensure that you are able to comply with its terms.

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.

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

Ian Jones

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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