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 Stuart Hatherall

Reference P/2026/0207

Agent Mr Stuart Hatherall
Blueprint Architectural Services, Redwither Tower, Redwither Business Park, Wrexham, United Kingdom, LL13 9XT

Date Received 31/03/2026

Decision Date 08/09/2026

Town and Country Planning Act, 1990

Location of Application

PICKHILL FARM, PICKHILL, CROSS LANES, WREXHAM, LL13 0UL

Description of Application

DYMCHWEL YR ESTYNIAD PRESENNOL, ADNEWYDDU'R ESTYNIAD PRESENNOL A'R ESTYNIAD CEFN UNLLAWR

DEMOLITION OF EXISTING EXTENSION, RENOVATION OF EXISTING EXTENSION AND SINGLE STOREY REAR EXTENSION

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

Development Plan Policies:

EC3 - Agricultural Buildings
EC9 - Listed Buildings of Special Architectural or Historic Interest
GDP 1- Development Objectives
H5 - Housing in the Countryside
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS12 - Renewable Energy
PS2 - Broad Location of Development
T8 - Parking
EC6 - Biodiversity Conservation

Revision	Date	Description of Decision
0	08/09/2026	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. The works hereby granted consent shall be commenced before the expiry of five years from the date of this consent.

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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 Internal Wall Finishes Plan (LG) – Ground Floor
   - Proposed Internal Wall Finishes Plan (LG) – First Floor
   - Schedule of Internal Wall Finishes (LG)
   - Structural Engineers Structural Sketches – Rev.A 03.Aug.26
   - Structural Engineers Structural Appraisal Report – Rev C – 08.Nov.25
   - Planning: Site & Location Plan – Drawing No. JLI 95/007 – Sheet 1 of 1 – Rev. A
   - Planning: GF Plan – Drawing No. JLI 95/009 – Sheet 1 of 9 - Rev. L
   - Planning: FF Plan – Drawing No. JLI 95/009 – Sheet 2 of 9 - Rev. L
   - Planning: NE & NW Elevations – Drawing No. JLI 95/009 – Sheet 3 of 9 - Rev. L
   - Planning: SE & SW Elevations - Drawing No. JLI 95/009 – Sheet 4 of 9 - Rev. L
   - Planning: Part NW & SE Elevations – Drawing No. JLI 95/009 – Sheet 5 of 9 - Rev. L
   - Planning: Roof Elevation - Drawing No. JLI 95/009 – Sheet 6 of 9 - Rev. L
   - Planning: Sections - Drawing No. JLI 95/009 – Sheet 7 of 9 - Rev. L
   - Proposed Details – Drawing No. JLI 95/009 – Sheet 9 of 9 - Rev. L
   - Heritage Impact Assessment & Design and Access Statement – January 2026
   - Archaeological WSI - Document Ref: 26-0031-WSI-v1.3 (13/07/2026)

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

4. Within three months of commencement of the development hereby permitted, a scheme of landscaping shall be submitted for the written approval of the Local Planning Authority.

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

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5. No development, including site clearance, shall commence until a Great Crested Newt (GCN) Plan of Reasonable Avoidance Measures has been submitted to and approved in writing by the Local Planning Authority. The Plan of Reasonable Avoidance Measures shall include, but not necessarily be limited to:
   - Details of fence design, construction and maintenance, including the erection of a one-way amphibian fence prior to and throughout the duration of construction operations.
   - Proposals for the clearance of individuals from working areas.
   - Details of the timing, phasing and delivery of reasonable avoidance measures.

   The Plan of Reasonable Avoidance Measures shall be carried out in accordance with the approved details.

6. The developer shall ensure that a suitably qualified archaeological contractor is present during the undertaking of the removal of the current tiled flooring so that a scheme of archaeological monitoring and recording can be conducted. The archaeological monitoring and recording must meet the standards laid down by the relevant Chartered Institute for Archaeologists Standard and Guidance and will be completed in accordance with a written scheme of investigation, which has been approved in advance by the Planning Authority (Archaeological WSI - Document Ref: 26-0031-WSI-v1.3 (13/07/2026)). A copy of the resulting report should be submitted to the Planning Authority and the Planning Archaeologist, Heneb: Clwyd Powys Archaeology (The Offices, Coed y Dinas, Welshpool, Powys, SY21 8RP). After approval by the Planning Authority project data must be submitted and approved for inclusion in the Heneb: Clwyd Powys Archaeology Historic Environment Record. The full digital archive must also be submitted and approved for inclusion within the National Monuments Record, RCAHMW.

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

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7. Prior to the commencement of works a programme of building recording and analysis, equivalent to an Historic England Level 2 building survey, shall be secured and implemented. This shall be in completed in accordance with a written scheme of investigation, which has been approved in advance by the Planning Authority (Archaeological WSI - Document Ref: 26-0031-WSI-v1.3 (13/07/2026)), and undertaken by a qualified and competent expert, experienced in understanding historic buildings. 1 The programme of building analysis and recording will be completed in line with the written scheme of investigation discharged as part of the condition. The recording report shall be completed by a competent expert, experienced in understanding historic buildings, and must meet the standards laid down by the Chartered Institute for Archaeologists in their Standard and Guidance for the archaeological investigation and recording of standing buildings or structures. A copy of the resulting report should be submitted to the Local Planning Authority and the Planning Archaeologist, Heneb: Clwyd Powys Archaeology (The Offices, Coed y Dinas, Welshpool, SY21 8RP). After approval by the Local Planning Authority project data must be submitted and approved for inclusion in the Heneb: Clwyd Powys Archaeology Historic Environment Record. The full digital archive must also be submitted and approved for inclusion within the National Monuments Record, RCAHMW.

Reason(s)

1. To comply with Section 98 of the Historic Environment (Wales) Act 2023.

2. To comply with Section 71ZA(2) of the Town and Country Planning Act, 1990.

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

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

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5. To ensure that amphibians, including Great Crested Newts, are protected during the course of development and to be in accordance with policy EC6 of the Wrexham UDP.

6. To secure preservation by record of any archaeological remains which may be revealed during the consented development and in accordance with Wrexham UDP EC11

7. To allow an adequate analytical record of the building to be made, before it is altered, to ensure that the buildings' origins, use, and development are understood and the key features, current character and state of preservation are recorded and to be in accordance with policy EC11 of the Wrexham UDP.

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