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 Tom Woodcock

Reference P/2026/0266

Agent Mr Jon Salisbury
The Base, Dallam Lane, Warrington, WA2 7NG

Date Received 24/04/2026

Decision Date 09/09/2026

Town and Country Planning Act, 1990

Location of Application

TURF HOTEL, MOLD ROAD, WREXHAM, LL11 2AH

Description of Application

ADEILADU STRWYTHUR GAN GYNNWYS SEDDAU, BAR A THOILEDAU

ERECTION OF STRUCTURE INCLUDING SEATING, BAR AND TOILETS

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

Development Plan Policies:

EC14 - Protection of Controlled Waters
EC6 - Biodiversity Conservation
GDP 1- Development Objectives
PS2 - Broad Location of Development
T8 - Parking

Revision	Date	Description of Decision
0	09/09/2026	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.

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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 Plan - 655-202 Rev E
   - Proposed Elevation Plan - 655-403

3. The external surfaces of the building(s) shall be constructed of the materials specified on plan reference: Proposed Elevation Plan - 655-403

4. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) detailed within the Green Infrastructure Statement by JSA Desing and dated June 2026, have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

5. The vehicular parking and turning areas as shown on the plan reference 'Proposed Site Plan - 655-202 Rev E' shall be fully laid out, surfaced and drained prior to first use of the development. This area shall thereafter be permanently retained and kept free of any obstruction and made available solely for the parking of vehicles in connection with the development hereby approved at all times.

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 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.

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 Tom Woodcock

Agent Mr Jon Salisbury
The Base, Dallam Lane, Warrington, WA2 7NG

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

5. 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.

Note(s) to applicant

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.

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