

In pursuance of its powers under the Acts and 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 GEOFF
BRERETON

Reference P/2023/0547

Agent BLUEPRINT
ARCHITECTURAL
SERVICES

Decision Date 10/09/2026

Town and Country Planning Act, 1990

Location of Application

BARN AT BUCK ROAD COMMONWOOD HOLT WREXHAM LL13 9TF

Description of Application

TRAWSNEID YSGUBOR I FREU SWYDDFEYDD

CONVERSION OF BARN TO CREATE OFFICES

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

Development Plan Policies:

E5 - Employment in the Countryside
Commercial Offices
EC14 - Protection of Controlled Waters
EC6 - Biodiversity Conservation
GDP 1- Development Objectives
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS2 - Broad Location of Development
PS4 - Broad Location of Development
T8 - Parking

Revision	Date	Description of Decision
0	10/09/2026	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):
 - Drawing no: B164/005
 - Drawing no: B164/004 Rev I
 - Drawing no: B164/003 Rev A
 - Drawing no: B165/001
 - Design and Access Statement dated 02nd March 2023 Rev B
 - Pescod, J. (2026). Dusk Survey Results: Outbuildings at Buck Road, Holt, Wrexham, LL13 9TF. Tyrer Ecological Consultants. (Unpublished)
3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building. Windows shall be painted timber only, not wood stain.
4. No works shall commence until a Photographic Survey (HE Understanding Historic Buildings 2016, 5.5) has been secured and implemented, in accordance with a brief issued by the local planning authority and a written scheme of investigation (WSI) which has been submitted and approved in writing by the local planning authority. The Photographic Survey will be completed by a recognised professional in accordance with the brief, approved WSI and relevant CIFA Standards and Guidance.

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, Powys, SY21 8RP). After approval by the Local Planning Authority, a copy of the resulting report should be sent to the Historic Environment Record Officer, Heneb: Clwyd Powys Archaeology for inclusion in the regional Historic Environment Record and a copy of the report and full digital archive must also be sent to the National Monuments Record, RCAHMW, Aberystwyth.

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5. No development including site clearance, shall commence until a Bat Conservation Plan has been submitted to and approved in writing by the Local Planning Authority. The Conservation Plan should build upon the principles outlined in the bat report (reference Pescod, J. (2026). Dusk Survey Results: Outbuildings at Buck Road, Holt, Wrexham, LL13 9TF. Tyrer Ecological Consultants. (Unpublished) and shall include, but not necessarily be limited to:
- Details of timing, phasing and duration of construction activities and conservation measures;
 - A timetable for implementation of conservation works demonstrating how works are aligned to the construction and phasing of the development;
 - Persons responsible for implementing the works;
 - Principles of a lighting scheme to avoid lighting bat access points and flight lines;
 - Post construction monitoring over a period of 5 years;
 - Proposals to evidence compliance (we advise ecological compliance audit together with defined key performance indicators).

The development shall be carried out in accordance with the approved details.

6. No part of the development shall commence until a plan to provide net benefit for biodiversity (NBB) i.e. a better outcome than if the site was left undeveloped has been submitted to, and approved in writing by, the Local Planning Authority. The measures shall be implemented in full, prior to first use of the development, and thereafter maintained for the lifetime of the development.

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7. Prior to first use of the development hereby permitted the vehicular access shall provide visibility splays of 2.4 metres x 86 metres to the north and 2.4 metres by 16 metres to the south-west 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.
8. The vehicular parking and turning areas as shown on the plans(s) numbered B164/004 Rev I 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 at all times.
9. Prior to first use of the development a verge crossing to the site shall be constructed in strict accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.
10. Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 10 metres behind the adjoining highway.
11. There shall be no gates or other means of enclosure across the vehicular access point within 10 metres of the highway boundary.
12. No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development and thereafter permanently retained.

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13. The offices hereby permitted shall operate within Class B1 of the Town and Country Planning (Use Classes) Order 1987 (as amended) and for no other use without the prior written permission of the Local Planning Authority.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To comply with Section 91(3) 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.
4. To secure a detailed photographic record of the original building, internally, externally and within its setting prior to conversion, in accordance with Policy GDP1 of the Wrexham Local Development Plan.
5. In order to protect wildlife interests in accordance with Policies GDP1 and EC6 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.
7. To ensure that adequate visibility is provided at the proposed point of access to the highway in accordance with Policy DM1 of the Wrexham Local Development Plan.

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8. 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
9. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
10. To ensure that no deleterious material is carried onto the highway, in the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
11. To ensure that no deleterious material is carried onto the highway, in the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
12. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
13. In order to allow the Local Planning Authority to assess the highway impact of any proposed change of use, having regard to Policies GDP1 and T8 of the Wrexham Unitary Development Plan.

Note(s) to applicant

Warning: A European protected species (EPS) Licence is required for this development. This planning permission does not provide consent to undertake works that require an EPS licence. It is an offence to deliberately capture, kill or disturb EPS or to recklessly damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine.

To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at <https://naturalresources.wales/conservation-biodiversity-and-wildlife/european-protected-species/?lang=en>

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Detailed advice has been issued by Public Protection and Highway Authority which is available on the Council's planning applications website.

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

Detailed advice has been issued by Natural Resources Wales which is available on the Council's planning applications website.

A handwritten signature in black ink, appearing to read 'Ian Jones'.

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](#)