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 Gethin Jones

Reference P/2025/0673

Agent Mr Gethin Jones
55, Well Street, Ruthin,
Wales, LL15 1AF

Date Received 26/08/2025

Decision Date 11/09/2026

Town and Country Planning Act, 1990

Location of Application

TANYFFORDD, RUTHIN ROAD, BWLCHGWYN, WREXHAM, LL11 5UU

Description of Application

DYMCHWEL ANNEDD BRESENNOL A CHODI ANNEDD NEWYDD

DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACEMENT DWELLING

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
H10 - Replacement Dwellings in the Countryside
H5 - Housing in the Countryside
MW4 - Coal
T8 - Parking

Revision	Date	Description of Decision
0	11/09/2026	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: 27D.A001 Rev P01 (Existing Site Location Plan);
   - Drawing no: 27D.A003 Rev P02 (Proposed Site Location Plan);
   - Drawing no: 27D.A004 Rev P03 (Proposed Site Plan);
   - Drawing no: 996/1 Rev F (Proposed Ground Floor Plan);
   - Drawing no: 996/2 Rev F (Proposed First Floor Plan);
   - Drawing no: 996/3 Rev G (Proposed Front and Rear Elevations);
   - Drawing no: 996/4 Rev F (Proposed Side Elevations);
   - Design and Access Statement;
   - Green Infrastructure Statement;
   - Drainage Strategy Report Ref: 23589_DSR Issue 01.

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) outlined on Page 3 (Biodiversity Enhancements) of the Green Infrastructure Statement have been implemented in full. Bird boxes shall be of Woodcrete construction. Bat boxes shall be integral only and shall be Green and Blues Bat Block, Vivara Pro Build or Schwegler Woodstone Bat Tube. The measures shall thereafter be maintained for the lifetime of the development.

4. Prior to the commencement of the development hereby permitted, details of the materials to be used in the construction of the external surfaces of the development shall have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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5. Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B, C, D and E of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any Order revoking and re-enacting that Order with or without modification), no extensions shall take place to the dwelling[s] hereby permitted and no outbuildings shall be erected.

6. The single-storey, ground floor annexe part of the development hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling house known as Tanyffordd, Ruthin Road, Bwlchgwyn, LL11 5UU.

7. No development shall take place until a phased site investigation of the nature and extent of contamination has been carried out and submitted to and approved in writing by the Local Planning Authority. If any contamination is found during the site investigation, no part of the development shall commence until a scheme specifying the measures that will be taken to remediate the site to render it suitable for the development hereby permitted has been submitted to and approved in writing by the local planning authority. The site shall thereafter be remediated in accordance with the approved scheme. If during the course of development any contamination is found that has not been identified in the site investigation, no further development shall take place on those parts of the site where that contamination has been found until an additional scheme of remediation has been submitted to and approved in writing by the local planning authority for those parts of the site. The relevant parts of the site shall thereafter be remediated in accordance with the additional scheme of remediation.

   Each part of the site subject to the remediation under the scheme(s) approved as part of this condition shall not be occupied/used until a Validation Report has been completed in respect of that part of the site and submitted to and approved in writing by the Local Planning Authority.

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8. No development shall take until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include a tree planting scheme. The development shall thereafter be carried out in full accordance with the approved details.

9. No development shall take place until an Arboricultural Method Statement (AMS) has been submitted to and approved in writing by the Local Planning Authority. The AMS shall be undertaken by a qualified arborist. 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.

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10. Prior to first occupation of the dwelling 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.

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 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 Policy GDP1 of the Wrexham Unitary Development Plan.

5. In order to protect the character of the open countryside, having regard to Policies GDP1 and H10 of the Wrexham Unitary Development Plan.

6. In order to ensure that the development remains as appropriate development within the countryside, in accordance with Policy H10 of the Wrexham Unitary Development Plan.

7. To ensure that the risks to the future occupants/users of the site and to the local environment associated with contamination at the site have been assessed and, where necessary, appropriately remediated, in accordance with Policy GDP1 of the Wrexham Local Development Plan and paragraph 6.9.17 of PPW12.

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9. 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.

10. 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.

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.

Note(s) to applicant

Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:
- Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;
- Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of the notice can result in prosecution;
- Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.

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The Applicant is advised that under the dust from construction and / or demolition activities can be judged to be causing a statutory nuisance to neighbouring properties. A legal notice can be served requiring that any dust nuisance is abated, and failure to comply with the requirements of the notice can result in prosecution. The applicant should contact the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.

You are advised to consult the Natural Resources Wales (NRW) regarding the possible requirement for discharge consent under the provisions of the Water Act, 1989.

All works in relation to the implementation of this permission, including deliveries to and /or leaving the site, should be undertaken only between the hours of 07.30 to 18.00 Monday to Friday, 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60 Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

The applicant is further advised that any complaints received relating to noise of any type from the development may also be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints. This is done under the Statutory Nuisance provisions provided within the Environmental Protection Act 1990, and legal action may be taken where appropriate.

The applicant must adhere to the times given above wherever possible. If, however, there are urgent or unavoidable circumstances requiring work outside of the specified times, permission to proceed may be sought by contacting Environmental Health & Housing Standards at healthandhousing@wrexham.gov.uk or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.

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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