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 Richard & Pam Morris

Reference P/2025/0700

Agent Abigail Owen
4, Mount Way,
Waverton, United
Kingdom, CH3 7QF

Date Received 08/09/2025

Decision Date 14/09/2026

Town and Country Planning Act, 1990

Location of Application

WILLINGTON LODGE, HORSEMANS GREEN, WHITCHURCH, SY13 3BZ

Description of Application

NEWID DEFNYDD YSGUBOR I ANNEDD

CHANGE OF USE OF BARN TO DWELLING

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

Development Plan Policies:

EC6 - Biodiversity Conservation
GDP 1- Development Objectives
H3 - Conversion of Buildings Outside Settlement Limits
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS2 - Broad Location of Development
H5 - Housing in the Countryside
T8 - Parking

Revision	Date	Description of Decision
0	14/09/2026	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):
Location and Site Plans dwg no. PL01 Rev C
Drainage Layout Plan dwg no. HG-DL-800: Rev B
Existing Floor Plans dwg no. PL02
Proposed Floor Plans dwg no. PL04
Existing Elevations dwg no. PL03
Proposed Elevations dwg no. PL05

3. The development shall be carried out in strict accordance with the findings and recommendations contained within Preliminary Ecological Appraisal and Bat Scoping Report ref: WILL/23-001. The mitigation and compensation measures hereby approved shall be fully implemented prior to first use of the development.

4. 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.

5. No development shall take until a comprehensive scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- Existing trees, hedgerows and vegetation to be retained;
- Details of all proposed trees, shrubs, hedgerows and other planting, including species, sizes, densities and quantities;
- Boundary treatments, including walls, fences, gates and hedgerows;
- Hard landscaping materials, including surfacing treatments, paving and other external works;
- Measures for the protection of retained trees, hedgerows and landscaping during construction;
- Details of replacement planting for any trees, hedgerows or shrubs that fail within a period of five years from planting.

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6. Landscaping shall be undertaking in accordance with the scheme submitted and approved in connection with condition 5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting (November to March) and seeding seasons following the first use of the development (April to September). Any trees, hedgerows or plants which, within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

7. 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 enlargement, improvement or other alteration to the dwellinghouse, nor any building, enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse, shall be erected without the prior grant of planning permission by the Local Planning Authority.

8. No development shall commence until a scheme of Reasonable Avoidance Measures (RAMs) for Great Crested Newts has been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the approved RAMs scheme.

9. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown within the Green Infrastructure Statement ref: WILL -02-2025 have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

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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10. No external illumination within the site shall take place before a scheme of bat friendly lighting has been submitted to and agreed in writing by the Local Planning Authority. The lighting scheme shall be installed and operated in accordance with the approved details. No other lighting shall be used on any external part of the development.

11. Prior to first use of the development hereby permitted the vehicular access shall provide visibility splays of 65metres x 65 metres in both directions 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.

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. In order to protect wildlife interests in accordance with Policies GDP1, PS11 and EC6 of the Wrexham Unitary Development Plan.

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

5. 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, and EC6 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

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6. 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.

7. Reason: To safeguard the character and appearance of the area in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

8. In order to protect wildlife interests in accordance with Policies GDP1, PS11 and EC6 of the Wrexham Unitary Development Plan.

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

10. In order to protect wildlife interests in accordance with Policies PS11 and EC6 the Wrexham Unitary Development Plan.

11. To ensure that adequate visibility is provided at the proposed point of access to the highway in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

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