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 JOHN DEVOY

Reference P/2024/1122

Agent MRS KATE MCDONOUGH
BARRON DESIGN LTD INSOLE COURT
LLANDAFF CARDIFF
CF5 2LN

Date Received 01/05/2024

Decision Date 25/07/2024

Town and Country Planning Act, 1990

Location of Application

STONELEIGH HALL, LLAY ROAD, BURTON, ROSSETT, WREXHAM, LL12 0HS

Description of Application

TROSI GAREJ AC YSTAFELL ARDD YN ANECS HUNANGYNHWYSOL / CONVERSION OF GARAGE AND GARDEN ROOM INTO SELF CONTAINED ANNEX

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

National Policies and Technical Advice Notes (TAN):

TAN 12 : Design
TAN 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

DM1- Development Management Considerations
H6 - Conversion of Buildings to Self-Contained Flats or Houses in Multiple Occupation (HMOs)
SP12 - Design Principles & Masterplanning Framework
SP14 - Natural Environment

Revision	Date	Description of Decision
0	25/07/2024	Planning permission issued
1	18/09/26	Non Material Amendment Application – P/2026/0502 - Granted

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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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1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): Site Location Plan and Block Plan Job Number P728, Drawing Number BDL 001, Revision P2 and Proposed Plan and Elevation Job Number P728, BDL 110, Revision P2.

Non Material Amendment Application – P/2026/0502 – 18/09/2026

Approved Details:

- Accompanying Application Form
- Proposed Elevations Plan - BDL 210 Rev P1
- Amended/Proposed Floor Plan
- Accompanying Location & Site Plan - BDL 001 Rev P2

3. The development hereby permitted shall not be occupied until measures to deliver net benefit for biodiversity (NBB) show on Landscaping Layout Job Number P728, Drawing Number BDL002, Revision P1 have been implemented in full. The measures shall thereafter maintained for the lifetime of the development.

4. The building shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling house known as Stoneleigh Hall.

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

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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4 The accommodation relies in an interdependency with the main dwelling in respect of curtilage and access that would make it unsuitable for use as a separate dwelling. It is therefore necessary to limit the use to one ancillary to the main dwelling in the interests of residential amenity considerations, in accordance with policy DM1 of the Wrexham Local Development Plan.

Note(s) to applicant

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority



David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wrecsam
Chief Officer Economy and Planning, Wrexham County Borough Council

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council