Y Gwasanaeth Cynllunio
Cyngor Bwrdeistref Sirol Wrecsam
Neuadd Y Dref, Wrecsam, LL11 1AY

Llinell Gymorth: 01978298994
E-bost: planning@wrexham.gov.uk
Gwe: www.wrexham.gov.uk/planning

Planning Service
Wrexham County Borough Council
Guildhall, Wrexham. LL11 1AY

Telephone: 01978298994
E-mail: planning@wrexham.gov.uk
Web: www.wrexham.gov.uk/planning

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990; Historic Environment (Wales) Act 2023

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Cross Lanes Hotel, Activity Centre

Address Line 1

Bangor Road

Address Line 2

Cross Lanes

Town/city

Wrexham

Postcode

LL13 0TF

Description of site location (must be completed if postcode is not known)

Easting (x)

337364

Northing (y)

346933

Description

Applicant Details

Name/Company

Title

Mr

First name

Martin

Surname

Vasey

Company Name

Robinwood Activity Centre

Address

Address line 1

Robinwood Activity Centre

Address line 2

Feilden House

Address line 3

41 Rochdale Road

Town/City

Todmorden

Country

United Kingdom

Postcode

OL14 6LD

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

***** REDACTED ******

Secondary number

***** REDACTED ******

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Miss

First name

Alice

Surname

Jones

Company Name

Lawray Architects

Address

Address line 1

Lawray Architects

Address line 2

Studio 16, Technology Park,

Address line 3

Croesnewydd Road

Town/City

Wrexham

Country

United Kingdom

Postcode

LL13 7YP

Contact Details

Primary number

***** REDACTED ******

Secondary number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

ERECTION OF SINGLE STOREY BUILDING

Reference number

P/2026/0254

Date of decision (date must be pre-application submission)

23/07/2026

Please state the condition number(s) to which this application relates

Condition number(s)

4. No development including site clearance, shall commence until a Great Crested Newt (GCN) plan of reasonable avoidance measures has been submitted to and approved in writing by the Local Planning Authority. The plan of reasonable avoidance measures should include, but not necessarily be limited to:
• the measures to be carried that ensure working areas are clear of newts prior to the commencement of construction and related works
• details of timing, phasing and delivery of reasonable avoidance measures
• persons responsible for implementing the works
• details of measures to prevent or reduce incidental capture or killing
• biosecurity measures that considers invasive non-native species and specific diseases (e.g. Chytrid)
The plan of reasonable avoidance measures shall be carried out in accordance with the approved details.

6. No part of the development shall commence until full details for the arboricultural supervision of tree protection measures and any ground works within retained tree(s) Root Protection Areas, as specified by BS5837:2012 or as shown on a Tree Protection Plan have been submitted to and approved in writing by the Local Planning Authority. The supervisory works shall be carried out in strict accordance with the details as approved.

Has the development already started?

◯ Yes
⊘ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

◯ Yes
⊘ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

K.6 GCN Reasonable Avoidance Measures
Arboricultural Impact Assessment (April 2026)
Arboricultural Method Statement (April 2026)

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

⊘ Yes
◯ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

◯ The agent
⊘ The applicant
◯ Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

⊘ Yes
◯ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED ******

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

ENQ/2022/0278

Date (must be pre-application submission)

25/08/2022

Details of the pre-application advice received

Refer to letter dated 12/10/2022 ref: ENQ/2022/0278 Note that floodlighting to the lake is no longer proposed. Conclusion:The proposed new school/meeting room is likely to be acceptable in some form as it is well contained within the existing site layout. Any proposed design should respect the surrounding buildings and be designed to limit any visual impact on the Special Landscape Area.

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Craig Baines

Date

18/09/2026