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 & Mrs Barnett

Agent Mr Arron Crick
3 The Mount,
Whitchurch, GB, SY13
1GX

Reference P/2026/0366

Date Received 08/06/2026

Decision Date 06/10/2026

Town and Country Planning Act, 1990

Location of Application

ROSE HILL, ERBISTOCK, WREXHAM, LL13 0DE

Description of Application

NEWID DEFNYDD ADEILAD O DDOSBARTH B1 (SWYDDFEYDD) I DOSBARTH C3 (ANNEDD)

CHANGE OF USE OF BUILDING FROM CLASS B1 (OFFICES) TO CLASS C3 (DWELLING)

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

Development Plan Policies:

EC 4 - Hedgerows, Trees and Woodland
EC5 - Special Landscape Areas
EC9 - Listed Buildings of Special Architectural or Historic Interest
GDP 1- Development Objectives
H3 - Conversion of Buildings Outside Settlement Limits
H5 - Housing in the Countryside
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS2 - Broad Location of Development
T8 - Parking

Revision	Date	Description of Decision
0	06/10/2026	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

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Condition(s)

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):
• Existing Location Plan L100
• Existing and Proposed Block Plans L101
• Proposed Floor Plans L104_P2
• Proposed Roof Plan L106
• Proposed Elevations L107
• Proposed New Bedroom Door Through Stone Cross Wall L109_P01
• Proposed Biodiversity Enhancement Block Plan L110
• PLANNING, DESIGN AND ACCESS STATEMENT Rev A – August 2026
• HERITAGE STATEMENT Rev B – August 2026

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on Proposed Biodiversity Enhancement Block Plan L110 and outlined within PLANNING, DESIGN AND ACCESS STATEMENT Rev A – August 2026 have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions, roof alterations, porches, or external buildings/enclosures within the curtilage (Classes A, B, C, D, and E of Part 1, Schedule 2) shall be erected or carried out without the prior grant of planning permission from the Local Planning Authority.

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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 safeguard the architectural and historic integrity of the Grade II listed building and to prevent undesirable visual intrusion in the open countryside, in accordance with Policies GDP1, H3, and EC9 of the Wrexham Unitary Development Plan.

Note(s) to applicant

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

Ian Jones

Prif Swyddog, Economi a Chynllunio
Chief Officer, Economy and Planning

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