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 Simon Roselli

Agent Mr Andy Foster
3 Higher Cheap Street,
Sherborne, United
Kingdom, DT9 3JD

Reference P/2025/0848

Date Received 06/11/2025

Decision Date 22/12/2025

Town and Country Planning Act, 1990

Section 73

Location of Application

ERBISTOCK MILL, ERBISTOCK, WREXHAM, LL13 0DW

Description of Application

AMRYWIO AMOD 2 CANIATÂD CYNLLUNIO P/2023/0483 I I DDIWYGIO CYNLLUNIAU A GYMERADWYWYD - YCHWANEGU BALCONÏAU

/ VARIATION OF CONDITION 2 OF PLANNING PERMISSION P/2023/0483 TO AMEND APPROVED PLANS - ADDITION OF BALCONIES

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

Development Plan Policies:

GDP 1- Development Objectives
H5 - Housing in the Countryside
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS2 - Broad Location of Development

Revision	Date	Description of Decision
0	22/12/2025	Planning permission issued
1	06/10/2026	Discharge of Conditions 3,4,5

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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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.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 539 - PL - 05 Rev B, 539 - PL - 04 rev B and Further Bat Dusk Survey 8th July 2023, and as contained within the application documentation.
3. No development, including site clearance, shall commence until a site-wide habitat and species Conservation Plan has been submitted to and approved in writing by the Local Planning Authority. The Conservation Plan should include:
• Details of protective measures to ensure no disturbance or harm of otters during the construction phase
• Details of timing, phasing and duration of construction activities and conservation measures
• Details of a biosecurity strategy, specifically Japanese knotweed and Himalayan Balsam
• Details of any external lighting, and how it has been considered to prevent any lighting of the river corridor
• Details of suitable pollution prevention and waste management measures to be undertaken during the construction works
• Ecological Compliance Audit, including key performance indicators
• Persons responsible for implementing the works
The Conservation Plan shall be carried out in accordance with the approved details.
Condition discharged 06/10/2026

4. No development shall commence until a detailed Net Biodiversity Benefit Plan has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented prior to the first use of the development hereby approved and shall be retained thereafter for the lifetime of the development.
Condition discharged 06/10/2026

5. Prior to their use on the development samples of all external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.

Condition discharged 06/10/2026

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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Reference P/2025/0848

Date Received 06/11/2025

Decision Date 22/12/2025

6. The mitigation and enhancement measures set-out within the 'Recommendations' section of the approved Further Bat Dusk Survey report [Dated: 08/07/2023; By: Kingdom Ecology] shall be fully implemented prior to the first use of the development hereby approved and shall be retained thereafter for the lifetime of the development.

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 that an approved habitat Conservation Plan is implemented, which protects habitat affected by the development.
4. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 11.
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 and PS2 of the Wrexham Unitary Development Plan.
6. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.

Ian Jones

Prif Swyddog Dros Dro Yr Economi a Chynllunio
Interim 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