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 Daniel Griffin

Reference P/2026/0295

Decision Date 16/10/2026

TOWN AND COUNTRY PLANNING ACT, 1990

Location of Application

LAND AT, WREXHAM ROAD, RHOSTYLLEN, WREXHAM, LL14 4DH

Description of Application

RHYDDHAU AMOD 4 (RHEOLI LLWCH), 5 (CYNLLUN RHEOLI TRAFFIG ADEILADU), 6 (CYNLLUN GWELLIANNAU PRIFFYRDD ODDI AR Y SAFLE), 7 (DATGANIAD O DDULLIAU COEDYDDIAETH), 9 (LANDSCAPING), 10 (DEUNYDDIAU), 13 (CYNLLUN TEITHIO), 16 (CYNLLUN AR GYFER DARPARU MAN CHWARAE Â CHYFARPAR I BLANT) A 17 (CYNLLUN AR GYFER CAU HAWL DRAMWY GYHOEDDUS A CHROESFAN AMGEN) CANIATÂD CYNLLUNIO P/2024/1386

DISCHARGE OF CONDITIONS 4 (DUST MANAGEMENT), 5 (CONSTRUCTION TRAFFIC MANAGEMENT PLAN), 6 (SCHEME OF OFF-SITE HIGHWAY IMPROVEMENTS), 7 (ARBORICULTURAL METHOD STATEMENT), 9 (LANDSCAPING), 10 (MATERIALS), 13 (TRAVEL PLAN), 16 (SCHEME FOR PROVISION OF CHILDREN'S EQUIPPED PLAY AREA) AND 17 (SCHEME FOR CLOSING OF PUBLIC RIGHT OF WAY AND ALTERNATIVE CROSSING) OF PLANNING PERMISSION P/2024/1386

DECISION

The following details are approved:
Condition 4
Dust Management Scheme Reference: 10846r1 Date: 23rd April 2026

Condition 5
Manor Gardens Phase 3-4 Construction Traffic Management Plan Report.

Condition 6
Scheme of off-site highway improvements
32516-SUT-ZZ-XX-DR-C-6632- REV P03
32516-SUT-ZZ-XX-DR-C-6106-REV P08

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Condition 7
Arboricultural Method Statement Inspection and Monitoring Report Report Ref: 238/R/200 August 2026

Condition 9
Landscape Masterplan 1 of 2 dwg no. 4656 101 REV B
Landscape Masterplan 2 of 2 dwg no. 4656 102 REV C
Landscape Design Statement Document ref: 4656 501 Date: July 2024

Condition 10
External Finishes Schedule 1011: Manor Gardens, Rhostyllen

Condition 13
Travel Plan approved under ref: P/2007/0686 V-R5259-00 Final Travel plan

Condition 16
Drawing reference Q10755_Manor Gardens LAP Plan-GM

Condition 17
Details approved under planning ref: P/2024/1695
• Cycleway and footpath landscape zone - drawing number 238/L/105 dated 4/12/2025.
• Cycleway and footpath landscape zone - drawing number 238/L/101 dated 28/08/2024
• Cycleway and footpath landscape zone - drawing number 238/L/07 dated 28/08/2024
• Cycleway and footpath landscape zone - drawing number 238/L/08 dated 28/08/2024
• Cycleway and footpath landscape zone - drawing number 238/L/09 dated 28/08/2024
• Cycleway and footpath landscape zone - drawing number 238/L/01 dated 28/08/2024
• Cycleway and footpath landscape zone - drawing number 238/L/02 dated 28/08/2024
• Cycleway and footpath landscape zone - drawing number 238/L/03 dated 28/08/2024
• Cycleway and footpath landscape zone - drawing number 238/L/04 dated 28/08/2024

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