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 Dr M Obbard

Agent Mr Frederick Carter
Riverbank House,
Canal road, Newtown,
SY162JN

Reference P/2025/0939

Date Received 11/12/2025

Decision Date 21/10/2026

Town and Country Planning Act, 1990

Location of Application

PONT Y MEIBION, TREGEIRIOG, LLANGOLLEN, LL20 7HS

Description of Application

TROSI YSGUBOR YN LLETY GWYLIAU, TROSI ADEILAD ALLANOL YN SWYDDFA, NEWIDIADAU I'R FFERMDY GAN GYNNWYS ESTYNIAD OCHR UNLLAWR, FFENESTRI NEWYDD, NEWIDIADAU I ADEILADU FFRÂM DDUR, ADEILADU GAREJ A MYNEDFA NEWYDD A GOSOD OFFER TRINIAETH

CONVERSION OF BARN TO HOLIDAY LET, CONVERSION OF OUTBUILDING TO OFFICE, ALTERATIONS TO FARMHOUSE INCLUDING SINGLE STOREY SIDE EXTENSION, REPLACEMENT WINDOWS, ALTERATIONS TO STEEL FRAME BUILDING, CONSTRUCTION OF NEW GARAGE AND ACCESS AND INSTALLATION OF TREATMENT PLANT

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

Development Plan Policies:

CLF9 - Visitor Accommodation outside Settlement Limits
E5 - Employment in the Countryside
EC14 - Protection of Controlled Waters
EC5 - Special Landscape Areas
EC6 - Biodiversity Conservation
EC9 - Listed Buildings of Special Architectural or Historic Interest
GDP 1- Development Objectives
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS2 - Broad Location of Development
PS4 - Broad Location of Development
T8 - Parking

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Revision	Date	Description of Decision
0	21/10/2026	Planning permission issued

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 following plan(s) and document(s):
   - Current Title Plan ref: SJ1935SW;
   - Drawing no: P.2024.91.D04;
   - Drawing no: P.2024.91.D02;
   - Drawing no: P.2024.91.D03;
   - Drawing no: P.2024.91.D05;
   - Drawing no: P.2024.91.D01;
   - Drawing no: P.2024.91.D07 Rev A;
   - Drawing no: VS/91/2026/01 Rev G;
   - Drawing no: P.2024.D08 Rev A;
   - Drawing no: P.2024.91.D06 Rev G;
   - Drawing no: P.2024.91.D09;
   - Design and Access Statement received on 13th May 2026;
   - Ecological Impact Assessment dated 2nd December 2024.

3. Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.

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4. No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development and thereafter permanently retained.

5. No gates shall be erected across the proposed access.

6. No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the plan as is approved has been fully implemented.

7. The office hereby approved shall not be used at any time other than for purposes ancillary to the dwelling house known as Pont Y Meibion, Tregeiriog, Llangollen, LL20 7HS or for the purposes of managing the holiday accommodation hereby approved.

8. The holiday accommodation hereby approved shall at no time be occupied as a person's sole or main place of residence. An up-to-date register shall be kept at the holiday accommodation hereby permitted and be made available for inspection by the Local Planning Authority upon request. The register shall contain details of the names of all of the occupiers of the accommodation, their main home addresses and their date of arrival and departure from the accommodation.

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9. No part of the development shall commence until details of the proposed Reasonable Avoidance Measures (RAMs) have been submitted to and approved in writing by the Local Planning Authority. The details shall include the following:
A) Details of a toolbox talk on the identification and ecology of bats to be made available to all construction staff employed on the project.
B) Plans to commit to daylight working only.
C) If bats are discovered at any stage during works, all activities must cease and a licensed ecologist must be contacted. Works should not commence until appropriate guidance has been provided and, if necessary, a licence has been obtained.

   The development shall be carried out in strict accordance with the RAMs as are approved.

10. No alterations to buildings on-site shall take place between 1st March and 31st August inclusive, unless a qualified ecologist has conducted a nesting bird survey within 48 hours prior to the start of works. If active nests are discovered, no works shall take place within or immediately surrounding that building until a qualified ecologist confirms that the young have fledged and the nest is inactive.

11. No part of the development hereby permitted shall be first used until the measures to deliver net benefit for biodiversity (NBB) shown on drawings P.2024.91.D01 Rev B and P.2024.91.D06 Rev G have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

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12. No development shall take place until a programme of building recording and analysis, equivalent to an Historic England Level 2 building survey, has been secured and implemented, in accordance with a brief issued by the local planning authority and a written scheme of investigation which has been submitted by an archaeological contractor and approved in writing by the local planning authority.

    The programme of building analysis and recording will be completed by an archaeological contractor and must meet the standards laid down by the Chartered Institute for Archaeologists in their Standard and Guidance for the archaeological investigation and recording of standing buildings or structures. A copy of the resulting report should be submitted to the Local Planning Authority and the Planning Archaeologist, Heneb: Clwyd Powys Archaeology (The Offices, Coed y Dinas, Welshpool, SY21 8RP).

    After approval by the Local Planning Authority project data must be submitted and approved for inclusion in the Heneb: Clwyd Powys Archaeology Historic Environment Record. The full digital archive 1 must also be submitted and approved for inclusion within the National Monuments Record, RCAHMW or the Archaeology Data Service, ADS

13. Prior to the commencement of the development hereby permitted, a schedule of external finishes, materials and coverings for all parts of the development with the exception of the holiday let shall have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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14. Prior to first use of the development, details of the joinery for any new or replacement windows and doors, with the exception of those in the holiday let, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with those details and retained as such.

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 no deleterious material is carried onto the highway, in the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

4. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

5. In the interests of highway safety, having regard to Policy GDP1 of the Wrexham Unitary Development Plan.

6. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

7. In the interests of highway safety, having regard to Policy GDP1 of the Wrexham Unitary Development Plan.

8. In order ensure that development is for an appropriate use within the open countryside, having regard to Policy PS1 of the Wrexham Unitary Development Plan.

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9. In order to protect wildlife interests in accordance with Policies GDP1, PS11 and EC6 of the Wrexham Unitary Development Plan.

10. In the interests of protecting nesting birds, having regard to Policies PS11, GDP1 and EC6 of the Wrexham Unitary Development Plan.

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

12. To allow an adequate analytical record of the buildings to be made, before they are altered, to ensure that the buildings' origins, use, and development are understood and the main features, character and state of preservation are recorded.

13. To ensure that the development is complimentary to the Listed building and doesn't negatively affect its setting, in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

14. To ensure that the development is complimentary to the Listed building and doesn't negatively affect its setting, in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant

Notwithstanding the submitted information, the cleaning of bat boxes at the site should only be undertaken by licensed bat workers, otherwise it is possible that a wildlife offence may occur.

Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:
- Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;

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- Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of the notice can result in prosecution;
- Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.

All works in relation to the implementation of this permission, including deliveries to and /or leaving the site, should be undertaken only between the hours of 07.30 to 18.00 Monday to Friday, 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60 Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

The applicant is further advised that any complaints received relating to noise of any type from the development may also be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints. This is done under the Statutory Nuisance provisions provided within the Environmental Protection Act 1990, and legal action may be taken where appropriate.

The applicant must adhere to the times given above wherever possible. If, however, there are urgent or unavoidable circumstances requiring work outside of the specified times, permission to proceed may be sought by contacting Environmental Health & Housing Standards at healthandhousing@wrexham.gov.uk or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.

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Records indicate that the property may use a private water supply. This application may fall within the requirements of the Private Water Supplies (Wales) Regulations 2017 and the applicant is therefore advised to contact the Council's Private Water Supplies Officer on healthandhousing@wrexham.gov.uk or 01978 292040.

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