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 and Mrs Armitage

Agent Mr Gethin Jones
Greenways, Tarts Hill,
Wrexham, United
Kingdom, LL15 1UP

Reference P/2025/0951

Date Received 17/12/2025

Decision Date 23/10/2026

Town and Country Planning Act, 1990

Location of Application

GREENWAYS, TARTS HILL, HANMER, WHITCHURCH, SY13 3DR

Description of Application

TRAWSNEWID YSGUBOR/ADEILAD ALLANOL YN LLETY GWYLIAU HUNANGYNHWYSOL

CONVERSION OF BARN/OUTBUILDING TO SELF-CONTAINED HOLIDAY LET

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

Development Plan Policies:

CLF9 - Visitor Accommodation outside Settlement Limits
EC14 - Protection of Controlled Waters
EC 4 - Hedgerows, Trees and Woodland
GDP 1- Development Objectives
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS2 - Broad Location of Development
T8 - Parking

Revision	Date	Description of Decision
0	23/10/2026	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.

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2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
• Proposed Site Location Plan A002 Revision. P02
• Proposed Site Plan A004 Revision. P04
• Proposed Barn Plans A009 Revision. P02
• Proposed Barn Elevations 1 of 2 A010 Revision. P02
• Proposed Barn Elevations 2 of 2 A011 Revision. P02
• Bat and Nesting Bird Assessment June 2026 Version 1
• Green Infrastructure Statement Date 02.12.2025 Revision P01
• ENVIRONMENTAL METHOD STATEMENT
• FOUL DRAINAGE ASSESSMENT AND PERCOLATION TEST REPORT Date: May 2026
• Design and Access Statement Date 02.12.2025 Revision P01

3. No surface water and/or land drainage from any increase impermeable building or surfaces shall be allowed to connect directly or indirectly with the public sewerage network.

4. The foul drainage system and associated drainage field shall be installed, operational, and maintained in strict accordance with the approved Foul Drainage Assessment and Environmental Method Statement prior to the first beneficial occupation of the holiday let hereby approved.

5. Prior to the commencement of the development, a detailed scheme of hard and soft landscaping, including a specific planting schedule for new hedges and trees (specifying native species, sizes, densities, and types to match the surrounding landscape character), shall be submitted to and approved in writing by the Local Planning Authority.

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6. Landscaping shall be undertaking in accordance with the scheme submitted and approved in connection with condition 5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting (November to March) and seeding seasons following the first use of the development (April to September). Any trees, hedgerows or plants which, within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

7. The ecological mitigation and enhancement measures outlined in the submitted Bat and Nesting Bird Assessment and Proposed Site Plan (Ref: A004 Rev P04) shall be fully implemented prior to the first beneficial occupation of the holiday let and thereafter retained in perpetuity.

8. The development shall be occupied as holiday accommodation only and shall not 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.

9. The covered car port and parking bay identified on the Proposed Site Plan (Ref: A004 Rev P04) shall be kept permanently open, unobstructed, and available solely for the parking of vehicles associated with the holiday let at all times, with no garage doors or walls installed, and shall not be used as habitable or additional domestic accommodation.

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10. Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B, C, and E of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any Order revoking and re-enacting that Order), no extensions, roof alterations, or outbuildings shall be erected or carried out without the grant of planning permission from the Local Planning Authority.

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 protect the integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

4. To ensure satisfactory foul waste disposal and protect local water quality and the River Dee SAC in accordance with Policy EC14 of the Wrexham Unitary Development Plan.

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, PS11 and EC4 of the Wrexham Unitary Development Plan.

6. 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, PS11 and EC4 of the Wrexham Unitary Development Plan.

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

8. The site is located in the open countryside where permanent residential dwellings are strictly controlled. The development has only been justified and permitted on the basis of providing visitor accommodation through the conversion of an existing building, in accordance with Policies PS1, PS2, and CLF9 of the Wrexham Unitary Development Plan.

9. To ensure the provision and retention of adequate parking clear of the highway, and to prevent the enclosure or creation of additional residential accommodation with consideration to the structural integrity in the open countryside, in consideration of policies PS2, GDP1, T8, and CLF9 of the Wrexham Unitary Development Plan.

10. To safeguard the rural character and appearance of the open countryside and to ensure the development remains strictly within the approved footprint, in accordance with Policies PS2, GDP1, and CLF9 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

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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.

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;
- 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.

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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.

The Applicant is advised that under the dust from construction and / or demolition activities can be judged to be causing a statutory nuisance to neighbouring properties. A legal notice can be served requiring that any dust nuisance is abated, and failure to comply with the requirements of the notice can result in prosecution. 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.

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