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 Ben and Ella Woodburn/Lewis

Agent Mr Steven Grimster
5 Portal Business Park, Eaton Lane, Tarporley, CW6 9DL

Reference P/2026/0343

Date Received 02/06/2026

Decision Date 27/10/2026

Town and Country Planning Act, 1990

Location of Application

FORMER PARKSIDE CATTERY, PARK LANE, ROSSETT, WREXHAM, LL12 0BW

Description of Application

NEWID DEFNYDD A THROSI ADEILAD PRESENNOL O LETY CATHOD (SUI GENERIS) I ANNEDD (C3) A GWAITH CYSYLLTIEDIG GAN GYNNWYS ESTYNIADAU UNLLAWR I'R OCHR ACHREU TRAMWYFA NEWYDD/ CHANGE OF USE AND CONVERSION OF EXISTING BUILDING FROM CATTERY (SUI GENERIS) TO DWELLING (C3) AND ASSOCIATED WORKS INCLUDING SINGLE STOREY SIDE EXTENSION AND CREATION OF NEW DRIVEWAY

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

Development Plan Policies:
EC14 - Protection of Controlled Waters
EC6 - Biodiversity Conservation
GDP 1- Development Objectives
H3 - Conversion of Buildings Outside Settlement Limits
PS1 - Broad Location of Development
PS2 - Broad Location of Development
PS 3 - Broad Location of Development
PS4 - Broad Location of Development
H5 - Housing in the Countryside
T8 - Parking
EC13 - Surface Water Run-off

Revision	Date	Description of Decision
0	27/10/2026	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):
   - Drawing no: L01 Rev C;
   - Drawing no: STC02 Rev D;
   - Drawing no: PRC01;
   - Drawing no: VIZ01 Rev C;
   - Preliminary Ecological Appraisal by Ecology Services UK Ltd dated 9th July 2026.

3. No part of the development shall commence until a plan to provide net benefit for biodiversity (NBB) i.e. a better outcome than if the site was left undeveloped has been submitted to, and approved in writing by, the Local Planning Authority. The measures shall include a landscaping scheme and the provision of bat and bird boxes, and shall be implemented in full, prior to first occupation of the development, and thereafter maintained for the lifetime of the development.

4. Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B, C, D 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 with or without modification), no extensions shall take place to the dwelling[s] and no other buildings or structures erected within its curtilage.

5. The development shall be carried out in strict accordance with the findings and recommendations contained within the Preliminary Ecological Appraisal by Ecology Services UK Ltd dated 9th July 2026. The mitigation and compensation measures hereby approved shall be fully implemented prior to first use of the development.

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6. No external illumination within the site shall take place before a lighting scheme has been submitted to and agreed in writing by the Local Planning Authority. The lighting scheme shall demonstrate how artificial lighting has been designed to avoid adverse impact on bats and other nocturnal wildlife and shall be installed and operated in accordance with the approved details. No other lighting shall be used on any external part of the development.

7. 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.

8. No gates shall be erected within 5m of the edge of the highway.

9. No development shall take place until a detailed scheme for the drainage of foul and surface water has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of either an approved environmental permit or approved registered exemption from NRW, whichever has been obtained for the scheme, and shall be based upon the information provided within the Foul Drainage Strategy by LandStudio dated July 2026. The approved scheme shall be implemented prior to the first use/occupation 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.

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

4. In the interests of visual amenity given the rural location of the site, having regard to Policy GDP1(a) of the Wrexham Unitary Development Plan.

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

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

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

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

9. To protect the integrity of the River Dee and Bala Lake Special Area of Conservation and to ensure no detriment to the environment in accordance with Policies GDP1, EC6 and EC14 of the Wrexham Unitary Development Plan.

Note(s) to applicant

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;

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- 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.

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.

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

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healthandhousing@wrexham.gov.uk or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.

The applicant is advised of the requirement to apply to NRW for either an environmental permit or for an exemption from the permit criteria.

A step by step guide to registering an exemption can be found here Natural Resources Wales / Register your septic tank or small sewage (package) treatment plant

If the septic tank or private sewage treatment system is not eligible for an exemption, the Applicant will need to apply for an environmental permit. Should a permit be required further information may be needed as part of that application process. The Applicant is therefore advised to contact NRW for pre-application advice at the earliest opportunity to try to ensure that there is no conflict between any planning permission granted and the permit requirements. Further details on how to access our pre application advice service can be found here Natural Resources Wales / Pre application advice for environmental permits

Where private sewage treatment/disposal facilities are utilised, they must be installed and maintained in accordance with British Standard 6297 and Approved Document H of the Building Regulations. The applicant is directed towards Guidance for Pollution Prevention 4 on the NetRegs Website guidance-for-pollution-prevention-4-2022-update.pdf which provides further 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

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