

In pursuance of its powers under the Acts and 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



Applicant MR MARTINEZ

Reference P/2023/0758

Agent ROGER PARRY & PARTNERS LLP
MR GERALLT DAVIES
The Estate Office
20 Salop Road
Oswestry
SY11 2NU

Date Received 20/10/2023

Decision Date 10/07/2024

Town and Country Planning Act, 1990

Location of Application

LAND AT HIGHER LANES, ISCOYD, WHITCHURCH, WREXHAM, SY13 3AZ

Description of Application

CODI TO DROS Y STORFA BRESENNOL AR GYFER TAIL
ERECTION OF ROOF OVER EXISTING MANURE STORE

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

National Policies and Technical Advice Notes (TAN):

TAN 12 : Design

TAN 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

DM1- Development Management Considerations

SP14 - Natural Environment

SP19 - Green Infrastructure

SP2 - Location of Development

Revision	Date	Description of Decision
0	10/07/2024	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):
78248/GD/001 - Location Plan (received on the 13.11.2023)
78248/GD/001 - Proposed Block Plan (received on the 13.11.2023)
78248/GD/004 - Biodiversity Enhancement Plan (received on the 12.12.2023)
78248/GD/101 - Proposed Plan & Elevations (received on the 13.11.2023)
3. The external surfaces of the building(s) shall be constructed of the materials specified on the following:

Plans:
78248/GD/101 - Proposed Plan & Elevation (received on the 30.11.2023)

Materials section of the submitted application form.
4. The development hereby permitted shall not be occupied until measures to deliver net benefit for biodiversity (NBB) shown on plan reference, 78248/GD/004 - Biodiversity Enhancement Plan, have been implemented in full. The measures shall thereafter maintained 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 91(3) of the Town and Country Planning Act, 1990.

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- 3 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies DM1, SP12 and SP14 of the Wrexham Local Development Plan.
- 4 To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

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

David Fitzsimon

***Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wreccsam
Chief Officer Economy and Planning, Wrexham County Borough Council***

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

[Planning and building control | Wrexham County Borough Council](#)