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 & Mrs R Jones

Reference P/2024/1099

Agent Mr Rob Lee
The Firs,
Bunbury Lane,
Bunbury,
TARPORLEY,
CW6 9QZ

Date Received 13/06/2024

Decision Date 13/08/2024

Town and Country Planning Act, 1990

Location of Application

LITTLEOAKS BARN, OVERTON ROAD, PENLEY, WREXHAM, LL13 0LU

Description of Application

NEWID DEFNYDD O DIR I GWRTIL PRESWYL A CODI TŶ COEDEN
CHANGE OF USE OF LAND TO RESIDENTAL CURTILAGE AND ERECTION OF TREE HOUSE

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 15 : Development, flooding and coastal erosion
TAN 24 : The Historic Environment
TAN 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

DM1- Development Management Considerations
NE3 -Trees, Woodlands and Hedgerows
NE5 - Special Landscape Areas
SP14 - Natural Environment
SP15 - Historic and Cultural Environment
SP19 - Green Infrastructure
SP2 - Location of Development

Revision	Date	Description of Decision
0	13/08/2024	Planning permission issued

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

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Decision Date 13/08/2024

Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
   - A-386-10 dated June 2024;
   - Design and Access Statement (incorporating Heritage Statement) dated June 2024;
   - Net Biodiversity Benefit (incorporating Green Infrastructure Statement) dated July 2024.

2. Within three months from the date of this permission the measures to deliver net benefit for biodiversity (NBB) as outlined in the document Net Biodiversity Benefit (incorporating Green Infrastructure Statement) dated July 2024 shall be implemented in full. The measures shall thereafter maintained for the lifetime of the development.

3. Notwithstanding the provisions of Schedule 2, Part 1, Classes E and F 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 buildings or hardstandings shall be erected.

Reason(s)

1 To comply with Section 91(3) of the Town and Country Planning Act, 1990.

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

3 To protect the character of the open countryside and Special Landscape Area and to protect the character and setting of nearby heritage assets, in accordance with Policies DM1, NE5, SP14 and SP15 of the Wrexham Local Development Plan.

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

Applicant Mr & Mrs R Jones

Agent Mr Rob Lee
The Firs,
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Note(s) to applicant

The Flood Map for Planning identifies part of the site to be at risk of flooding. The Environmental Permitting Regulations (2016) require a bespoke Flood Risk Activity Permit for any works or structures located in, under, over or within 8 metres of the bank top of the Halghton Mill Brook. Further advice can be found here http://www.naturalresources.wales/permits-and-permissions/flood-risk-activities/flood-risk-activity-permits-information/?land+en

The works on site would have required a prior bespoke Flood Risk Activity Permit from Natural Resources Wales (NRW). The works are in contravention of Regulation 12 of the Environmental Permitting Regulations (England and Wales) 2016. If any further works are to be carried out the applicant is advised to contact NRW.



David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wrecsam
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