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 TSM & TR LUNT

Reference P/2024/1266

Agent Mr Richard Corbett
Roger Parry and
Partners LLP,
The Estates Office,
20 Salop Road,
Oswestry, SY11 2NU

Date Received 12/04/2024

Decision Date 19/08/2024

Town and Country Planning Act, 1990
Town and Country Planning (General Permitted Development) Order 1995
Schedule 2, Parts 6 and 7

Location of Application

RIDLEY WOOD FARM, RIDLEY WOOD, WREXHAM, LL13 9US

Description of Application

HYSBYSIAD CYN CODI ADEILAD AMAETHYDDOL AR GYFER CADW PEIRIANNAU

PRIOR NOTIFICATION FOR ERECTION OF AGRICULTURAL BUILDING FOR STORAGE OF MACHINERY

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

National Policies and Technical Advice Notes (TAN):

TAN 6 Planning for Sustainable Rural Communities

Wrexham Local Development 2013 – 2028:

DM1- Development Management Considerations
SP14 - Natural Environment

Wrexham County Borough Council hereby determines that prior approval is not required for the siting, design and external appearance of the above mentioned development. The development shall take place in strict accordance with the following condition(s).

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 TSM & TR LUNT

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Condition(s)

1. The Local Planning Authority shall be given notice in writing of the substantial completion of the development within 7 days of that date.

2. The ecological enhancement measures as set out in Section 6.3 of the Preliminary Ecology Appraisal, Ridleywood Farm, Ridleywood, Wrexham, LL13 9YA, dated 09/03/2021, by Arbor Vitae Environment Ltd, shall be implemented in all respects prior to first use of the building.

Reason(s)

1. To comply with parts 6 and 7 of Schedule 2 of the Town and Country Planning (General Permitted Development Order) 1995 (as amended).

2. To enhance the biodiversity of the site in accordance with Policy Sp14 of the Wrexham Local Development Plan.

Note(s) to applicant

The applicant is advised that the development to which this Notification relates should begin no later than the expiration of 5 years from the date of this notice. If the development has not commenced by this time, a further Notification will be required.



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