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 Ms Alison Hughes

Reference P/2024/1242

Agent N/A
Diogel Architecture, 3 Connaught House, Riverside Business Park, Benarth Road, Conwy LL32 8UB

Date Received 22/03/2022

Decision Date 29/08/2024

Town and Country Planning Act, 1990

Location of Application

THE GRANARY, PANT FARM, GLYN CEIRIOG, LLANGOLLEN, LL20 7BY

Description of Application

GOSOD 1 CWT BUGAIL SYMUDOL AR GYFER LLETY GWYLIAU (YN OL DREMIOL)
SITING OF 1 MOBILE SHEPHERD HUTS FOR HOLIDAY ACCOMMODATION (IN RETROSPECT)

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

National Policies and Technical Advice Notes (TAN):
TAN5 – Nature Conservation and Planning
TAN12 – Design
TAN13 – Tourism
TAN18 – Transport
TAN23 – Economic Development

Wrexham Local Development 2013 – 2028:
DM1 – Development Management Considerations
EM5 – Visitor Accommodation Outside Settlement Limits
NE1 – International and National Nature Conservation Designations
NE3 – Trees, Woodlands and Hedgerows
NE5 – Special Landscape Areas
NE6 – Waste Water Treatment and River Water Quality
SP11 – Transport and Accessibility
SP12 – Design Principles and Masterplanning Framework
SP13 – Health and Wellbeing
SP14 – Natural Environment
SP19 – Green Infrastructure
SP2 – Location of Development

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T1 – Managing Transport Impacts
SP8 – Economic Growth, Employment and Enterprise

Revision	Date	Description of Decision
0	29/08/2024	Planning permission issued

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):
   - Drawing 1292 - 02 - 01 - 01;
   - Drawing 1292 - 02 - 02 - 01;
   - Drawing 1292 - 02 - 05 - 01;
   - Green Infrastructure Statement.

2. Within three months from the date of this permission, the measures to deliver net benefit for biodiversity (NBB) as described in the approved Green Infrastructure Statement shall have been implemented in full. The measures shall thereafter maintained for the lifetime of the development in accordance with the Long-Term Management plan included within that Statement.

3. 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 by the applicant for 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.

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Applicant Ms Alison Hughes

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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 A permanent residential dwelling in this location would be unlikely to be considered acceptable development, in accordance with Policies SP2 and H7 of the Wrexham Local Development Plan.

Note(s) to applicant

Records indicate that the property may use a private water supply. This application may fall within the requirements of the Private Water Supplies (Wales) Regulations 2017 and the applicant is therefore advised to contact the Council's Private Water Supplies Officer on healthandhousing@wrexham.gov.uk or 01978 292040.



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