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 S MITCHELL	**Code Number**	LGC P/2022/0791
Agent	D2 ARCHITECTS MR ROBERT ADAM LLOYD SOUGHTON HOUSE 2 NICHOLAS STREET MEWS CHESTER CH1 2NS	**Date Received**	20/05/2022
		Decision Date	05/06/2023

Town and Country Planning Act, 1990

Location of application

LAND OFF CHURCH HILL, GLYN CEIRIOG, LLANGOLLEN, WREXHAM, LL20 7LY

Description of application

CODI ADEILAD STORIO, CUT GEIFR A THOILED COMPOSTIO / ERECTION OF STORAGE BUILDING, GOAT HUT AND COMPOSTING TOILET

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

GDP1 Development objectives
PS2 Development and the environment

Revision	Date	Description of Decision
0	05/06/2023	Planning permission issued

Particulars of decision that permission be GRANTED
Subject to the following:-

Condition(s)

1. The storage building, goat shelter and composting toilet shall be permanently removed from the site within 28 days of a failure to meet any one of the requirements set out in i) to iv) below:
   i) Within 12 weeks of the date of this decision details of a soft landscaping scheme shall have been submitted for the written approval of the local planning authority. The scheme shall include for the soft landscaping of the track to the north-west of the storage building;
   ii) If within 20 weeks of the date of this decision the local planning authority refuse to approve the details or fail to give a decision within

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the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Welsh Ministers

iii) If an appeal is made in pursuance of ii) above, that appeal shall have been finally determined and the submitted details shall have been approved by the Welsh Minsters

iv) Landscaping has been carried out in accordance with the approved details during the first planting season and/or seeding season following the date of approval in writing by the Local Planning Authority or, in the event of ii) and iii) above, by the Welsh Ministers. Following the implementation of the landscaping scheme, any soft landscaping removed or being severely damaged or becoming diseased shall be replaced by soft landscaping of the same species within the next available planting or seeding season.

2. The storage building, goat shelter and composting toilet shall be permanently removed from the site within 28 days of a failure to meet any one of the requirements set out in i) to iv) below:

i) Within 12 weeks of the date of this decision a detailed timescale for the implementation of the biodiversity net gain and other measures set out in the Marches Ecology: Ecology Walkover Survey sated 14 February 2023 is submitted for the written approval of the Local Planning Authority;

ii) If within 20 weeks of the date of this decision the local planning authority refuse to approve the details or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Welsh Ministers

iii) If an appeal is made in pursuance of ii) above, that appeal shall have been finally determined and the submitted details shall have been approved by the Welsh Minsters

iv) The biodiversity net gain and other measures set out in the Marches Ecology: Ecology Walkover Survey sated 14 February 2023 have been undertaken in accordance with the approved timescales as approved in writing by the Local Planning Authority or, in the event of ii) and iii) above, by the Welsh Ministers.

All biodiversity net gain measures shall thereafter be permanently retained. Any tree or hedge planting undertaken as part of the biodiversity net gain measures that are removed or being severely damaged or becoming diseased shall be replaced by trees or hedgerows of the same species within the next available planting season.

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3. Notwithstanding the provisions of Part 6 of Schedule to of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification), no extensions shall take place to the buildings hereby granted planning permission and no additional free-standing buildings shall be erected on the land edged red on drawing no. EX01 Revision X.
4. The building identified as Storage Building on drawings nos. SK01 Revision A and SK02 Revision X shall not be used at any time other than for agriculture as defined in section 336 of the Town and Country Planning Act 1990 and for purposes ancillary to the use of the land edged red on drawing no. EX01 Revision X for agriculture.

Reason(s)

1. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
2. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 11
3. In the interests of protecting the countryside, Special Landscape Area, the amenities of nearby occupiers and highway safety in accordance with policies GDP1 and EC5 of the Wrexham Unitary Development Plan.
4. In the interests of protecting the amenities of nearby occupiers and highway safety in accordance with policy GDP1 of the Wrexham Unitary Development Plan.

David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio
Chief Officer Economy and Planning

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm

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