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 ROBERT LATHAM

Agent MR ROBERT BENNETT

Reference P/2023/0877

Decision Date 03/06/2024

Town and Country Planning Act, 1990

Location of Application

KNOLTON FARM, ST MARTINS ROAD, OVERTON, WREXHAM, LL13 0LG

Description of Application

GOSOD PARLWR GODRO NEWYDD
/ INSTALLATION OF REPLACEMENT MILKING PARLOUR

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

National Policies and Technical Advice Notes (TAN):

Future Wales Policy 4 - Supporting Rural Communities
TAN 12 : Design
TAN 18 : Transport
TAN 5 : Nature Conservation and Planning
TAN 6 : Planning for Sustainable Rural Communities

Wrexham Local Development 2013 – 2028:

DM1- Development Management Considerations
EM4 - Employment Development Outside of Settlement Limits
NE1 - International and National Nature Conservation Designations
NE6 - Waste Water Treatment and River Water Quality
SP14 - Natural Environment
T1 - Managing Transport Impacts
SP12 - Design Principles & Masterplanning Framework

Revision	Date	Description of Decision
0	03/06/2024	Planning permission issued

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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.

2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) proposed plans and elevations (KF 1 REV A) (as amended), block and location plan and as contained within the application documentation.

3. The development shall be carried out in strict accordance with the findings and recommendations contained within the Walkover Survey and Net Benefit for Biodiversity Statement dated 15 December 2023 (Reference: C530/ V1.0) approved as part of this application. The recommendations and ecological enhancements outlined in the accompanying ecology reports shall be fully implemented prior to first use of the development.

4. No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

5. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be carried out as approved.

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

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6. No installation of underground pipework to transport slurry is permitted other than with the written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

7. Prior to the first beneficial use of the development hereby approved, a Manure Management Plan (MMP) based on an underlying Nutrient Management Plan, shall be submitted to and approved in writing by the Local Planning Authority. The approved MMP shall be implemented and adhered to 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 71ZA (2) of the Town and Country Planning Act 1990.

3 To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies DM1 and SP14 of the Wrexham Local Development Plan.

4 To prevent both new and existing development from contributing to or being put at unacceptable risk from or being adversely affected by unacceptable levels of water pollution in compliance with Policy DM1 of the Wrexham Local Development Plan

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5 To ensure the risks associated with previously unsuspected contamination at the site are dealt with through a remediation strategy, to minimise the risk to both future users of the land and neighbouring land, and to ensure that the development can be carried out safely without unacceptable risks in accordance with Policy DM1 of the Wrexham Local Development Plan

6 To prevent development from contributing to or causing an unacceptable risk to controlled waters in accordance with Policy DM1 of the Wrexham Local Development Plan.

7 In the interests of ensuring protection of controlled waters in accordance with Policy DM1 of the Local Development Plan.

Note(s) to applicant

NRW also recommend the following be considered by the Applicant:
• Guidance for Pollution Prevention (GPP) documents | NetRegs | Environmental guidance for your business in Northern Ireland & Scotland
• Groundwater protection position statements - GOV.UK (www.gov.uk), which are formally adopted by NRW and apply in Wales



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

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