

Applicant RHIAN OWEN

Reference P/2024/0311

Agent SIMON SMITH EN-PLAN

Date Received 22/04/2024

Decision Date 17/09/2024

Town and Country Planning Act, 1990

Location of Application

GRAIG Y CORN, RUTHIN ROAD, BWLCHGWYN, WREXHAM, LL11 5UR

Description of Application

ESTYNIADAU I'R ADEILAD FFERM PRESENNOL A NEWID DEFNYDD RHANNAU O'R STRWYTHUR I STABLAU AT DDEFNYDD PERSONOL(ÔL-WEITHREDOL) / EXTENSIONS TO EXISTING FARM BUILDING AND CHANGE OF USE OF SECTIONS OF THE STRUCTURE TO STABLING FOR PERSONAL USE (IN RETROSPECT)

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

National Policies and Technical Advice Notes (TAN):

TAN 11 : Noise

TAN 12 : Design

TAN 18 : Transport

TAN 23 : Economic Development

TAN 5 : Nature Conservation and Planning

TAN 6 : Planning for Sustainable Rural Communities

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations

MW2 - Mineral Buffer Zones

NE1 - International and National Nature Conservation Designations

NE6 - Waste Water Treatment and River Water Quality

SP8 - Economic Growth, Employment and Enterprise

SP14 - Natural Environment

SP16 - Minerals Supply and Safeguarding

SP19 - Green Infrastructure

SP2 - Location of Development

In pursuance of its powers under the Acts and 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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SP6 - Green Wedge

T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	17/09/2024	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):
 - Location & Block Plan, Drawing A 01 dated 20/06/2024;
 - Drainage Plan, Drawing A 01A dated 20/06/2024;
 - Original Elevations & Floor Plan, Drawing A02 dated 20/06/2024;
 - Proposed Elevations & Floor Plan, Drawing A05 dated 20/06/2024;
 - Proposed Elevations, Drawing A06 dated 20/06/2024;
 - Preliminary Ecological Appraisal by Greenscape Environmental ref: PEA 22-07 190.1;
 - Green Infrastructure Statement & Net Biodiversity Benefit document dated 16.09.2024;
 - Net Biodiversity Benefit dated 20/06/2024.
2. The scheme for the drainage of foul water as shown on the drawing labelled Drainage Plan dated 20/06/2024 shall be implemented in full within three months from the date of this decision and shall thereafter be retained for the lifetime of the development.
3. The development shall be carried out in strict accordance with the recommendations contained within the Preliminary Ecological Appraisal by Greenscape Environmental ref: PEA 22-07 190.1. The measures hereby approved shall be fully implemented within three months from the date of this decision.

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4. The measures to deliver net benefit for biodiversity (NBB) shown on the drawing titled Net Biodiversity Benefit dated 20/06/2024 shall be implemented in full within three months from the date of this decision. The measures shall thereafter be maintained for the lifetime of the development.
5. The stables hereby permitted shall be used for private equestrian use only and at no time used for commercial purposes or in connection with any business.

Reason(s)

- 1 To comply with Section 91(3) of the Town and Country Planning Act, 1990.
- 2 To protect the integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment in accordance with Policy DM1 of the Wrexham Local Development Plan.
- 3 In order to protect wildlife interests in accordance with Policies DM1 and SP14, NE1 and NE2 of the Wrexham Local Development Plan.
- 4 To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.
- 5 In the interests of highway safety, having regard to policies DM1 and T1 of the Wrexham Local Development Plan.

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Note(s) to applicant

Following the commencement of Schedule 3 of the Flood and Water Management Act, the works as proposed are required to obtain approval from the SuDS Approving Body (SAB) prior to commencement of those construction works. Further details of the SAB, the new national standards, the pre-application advice service and the application for approval process can be found on the Wrexham CBC's SAB webpage:

https://www.wrexham.gov.uk/english/planning_portal/sab/sab.htm or by contacting the SAB Team directly at SAB@wrexham.gov.uk

There should be no burning of manure and soiled horse bedding at the site.

David Fitzsimon

***Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wreccsam
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](#)