

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



Applicant	MRS S ROBSON-CATLING	Reference	P/2024/0156
Agent	MRS CHERYL PARKER SEAHILL FARM SEAHILL FARM, SEAHILL ROAD, SAUGHALL, CHESTER, CH1 6BJ	Date Received	16/02/2024
		Decision Date	26/09/2024

Town and Country Planning Act, 1990

Location of Application

THE OLD CROFT GREEN SHEET HOLT WREXHAM LL13 9JF

Description of Application

NEWID DEFNYDD TIR I ARDAL ARDD A CHODI GAREJ / CHANGE OF USE OF LAND TO GARDEN AREA AND ERECTION OF GARAGE

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

National Policies and Technical Advice Notes (TAN):

TAN 12 : Design

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
SP12 - Design Principles & Masterplanning Framework
SP2 - Location of Development
T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	26/09/2024	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

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FARM
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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 following plan(s) and document(s): 680 SP 04 REV B, 680 G01 REV A, 680 P 01 REV A.
3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
4. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on 680 SP 04 REV B, have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.
5. Due to the potential for contamination issues as a result of historical industrial use of the land covering the site and surrounding area, should any made ground and/or contaminated be identified during the works it would be prudent to investigate the potential for such contamination and inform the Councils Contaminated Land Officer immediately. The applicant is advised to contact the Council's Environmental Protection section on 01978 298771 or 297773 for further guidance.

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6. Each part of the site subject to the remediation under the scheme(s) approved as part of condition 5 shall not be occupied/used until a Validation Report has been completed in respect of that part of the site and submitted to and approved in writing by the Local Planning Authority.

Reason(s)

- 1 To comply with Section 91(3) of the Town and Country Planning Act, 1990.
- 2 To comply with Section 91(3) of the Town and Country Planning Act, 1990.
- 3 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies DM1, SP12 and SP14 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 the amenities of the future occupants of the development in accordance with Policy DM1 of the Wrexham Local Development Plan.

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- 6 In the interests of the amenities of the future occupants of the development in accordance with Policy DM1 of the Wrexham Local Development Plan.

Note(s) to applicant

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](#)