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 NEAL MORRIS	**Code Number**	MAR P/2023/0312
Agent	MISS SARAH MEREDITH BERRYS 41-43 SHIRETOWN HOUSE BROAD STREET HEREFORD HR4 9AR	**Date Received**	20/04/2023
		Decision Date	11/10/2023

Town and Country Planning Act, 1990

Location of application

BERTHENGRON FARM, SONTLEY, WREXHAM, LL13 0UY

Description of application

CODI ADEILAD AMAETHYDDOL AR GYFER ARDAL STORIO CYFFREDINOL / ERECTION OF AGRICULTURAL BUILDING FOR GENERAL STORAGE

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

EC3	Agricultural Buildings
EC4	Hedgerows, Trees and Woodland
EC5	Special Landscape Areas
EC6	Biodiversity Conservation
FW	Future Wales: The National Plan 2040
GDP1	Development objectives
PPW	Planning Policy Wales (Edition 11)
PS11	Biodiversity
PS2	Development and the environment
TAN 24	The Historic Environment
TAN 5	Nature Conservation and Planning
TAN 6	Planning for Sustainable Rural Communities

Revision	Date	Description of Decision
0	11/10/2023	Planning permission issued

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

Condition(s)

Applicant	MR NEAL MORRIS	**Code Number**	MAR P/2023/0312
Agent	MISS SARAH MEREDITH BERRYS 41-43 SHIRETOWN HOUSE BROAD STREET HEREFORD HR4 9AR	**Date Received** **Decision Date**	20/04/2023 11/10/2023

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.

2. The development shall be carried out strictly in accordance with the following approved plans and documents:
   - Application Form [Dated: 20/04/2023]
   - SA47237-BRY-ST-PL-A-0001 - Site Location Plan
   - SA47237-BRY-ST-PL-A-0005 - Proposed Block Plan
   - SA47237-BRY-00-PL-A-0109 - Proposed Elevations
   - SA47237-BRY-00-PL-A-0106 - Proposed Roof & Floor Plans
   - Planning, Design & Access Statement [By: Berrys; Dated: April 2023]
   - Email from Agent - Floor Information [Received: 07/06/2023]
   - Email from Agent - Additional Highways Information [Received: 23/08/2023]

3. No development shall commence until a detailed Net Biodiversity Benefit Plan has been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be fully implemented prior to the first use of the building and shall be retained as such for the lifetime of the development.

4. No part of the development shall commence until full details of a soft landscaping scheme together with a timescale for the implementation of works have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include provision for new native species planting along the eastern boundary of the application site.

5. The landscaping scheme submitted and approved in connection with Condition no. 4 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.

6. The landscaping scheme as carried out in connection with Condition no. 5 shall be retained for a minimum of 5 years. Within this timescale, any planting becoming severely damaged or seriously diseased, or is in poor physiological condition and/or are removed without the written permission of the Local Planning Authority shall be replaced with trees or shrubs of similar size and species to those originally required to be planted and within a timescale all to be submitted to and approved in writing by the Local Planning Authority.

Applicant	MR NEAL MORRIS	**Code Number**	MAR P/2023/0312
Agent	MISS SARAH MEREDITH BERRYS 41-43 SHIRETOWN HOUSE BROAD STREET HEREFORD HR4 9AR	**Date Received** **Decision Date**	20/04/2023 11/10/2023

7. No part of the development shall commence until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in strict accordance with the Method Statement as is approved. The Method Statement shall include the following:
   a) A specification for tree protection fencing and ground protection measures that comply with British Standard 5837:2012;
   b) A Tree Protection Plan showing the location of the trees to be removed and retained with their crown spreads, Root Protection Areas, Construction Exclusion Zones, and location of protective fencing and ground protection measures accurately plotted;
   c) A full specification for any access, driveway, path, underground services or wall foundations within retained tree Root Protection Areas or Construction Exclusion Zone, including any related sections and method for avoiding damage to retained trees;
   d) Details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires;
   e) Details of the frequency of supervisory visits and procedures for notifying the findings of such visits to the Local Planning Authority;
   f) Method for protecting retained trees during demolition works;
   g) Details of all proposed tree works, including felling and pruning.

8. No facing or roofing materials shall be used other than materials matching those used on the existing attached building to the west.

9. The building hereby approved shall be used strictly for general agricultural storage only (as per Part 1.3 of the approved Planning, Design and Access Statement).

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 ensure the development delivers net benefit to biodiversity in accordance with Paragraph 6.4.5 of Planning Policy Wales (Edition 11).

Applicant	MR NEAL MORRIS	**Code Number**	MAR P/2023/0312
Agent	MISS SARAH MEREDITH BERRYS 41-43 SHIRETOWN HOUSE BROAD STREET HEREFORD HR4 9AR	**Date Received** **Decision Date**	20/04/2023 11/10/2023

4. 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.

5. 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.

6. 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.

7. To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s) in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.

8. 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.

9. In the interests of the environment and to ensure the integrity of the River Dee and Bala Lake SAC is maintained, in accordance with TAN 5, Planning Policy Wales and Policy EC6 of the Wrexham Unitary Development Plan.

Note(s) to applicant

This permission is granted subject to the above conditions. Some conditions may require your attention prior to you carrying out any work on the proposal. These conditions are known as ""conditions precedent"". You should be aware that it is important that you comply with any ""conditions precedent"". If you do not, then any work you undertake on the development subject of this permission would not have planning permission.

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:

Applicant	MR NEAL MORRIS	**Code Number**	MAR P/2023/0312
Agent	MISS SARAH MEREDITH BERRYS 41-43 SHIRETOWN HOUSE BROAD STREET HEREFORD HR4 9AR	**Date Received** **Decision Date**	20/04/2023 11/10/2023

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

All works in relation to the implementation of this permission, including deliveries to and /or leaving the site, should be undertaken only between the hours of 07.30 to 18.00 Monday to Friday, 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60 Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

The applicant is further advised that any complaints received relating to noise of any type from the development may also be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints. This is done under the Statutory Nuisance provisions provided within the Environmental Protection Act 1990, and legal action may be taken where appropriate.

The applicant must adhere to the times given above wherever possible. If, however, there are urgent or unavoidable circumstances requiring work outside of the specified times, permission to proceed may be sought by contacting Environmental Health & Housing Standards at healthandhousing@wrexham.gov.uk or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.

Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:
- Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;
- Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of the notice can result in prosecution;
- Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

Applicant	MR NEAL MORRIS	**Code Number**	MAR P/2023/0312
Agent	MISS SARAH MEREDITH BERRYS 41-43 SHIRETOWN HOUSE BROAD STREET HEREFORD HR4 9AR	**Date Received** **Decision Date**	20/04/2023 11/10/2023

To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.



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.