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

Applicant Mr Philip Room

Reference P/2024/1366

Decision Date 16/10/2024

Town and Country Planning Act, 1990

Location of Application

WAEN FARM, GLASCOED ROAD, BWLCHGWYN, WREXHAM, LL11 5YG

Description of Application

CREU ARENA MARCHOGAETH AWYR AGORED
INSTALLATION OF OUTDOOR MENAGE AREA

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

National Policies and Technical Advice Notes (TAN):

TAN 12 : Design
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
NE6 - Waste Water Treatment and River Water Quality
SP13 - Health and Wellbeing
SP19 - Green Infrastructure
SP2 - Location of Development

Revision	Date	Description of Decision
0	16/10/2024	Planning permission issued

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.

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 Philip Room

Reference P/2024/1366

Decision Date 16/10/2024

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
   - Location Plan ref: p2c/uk/946326/1276494;
   - Location Plan ref: #00932950-B14B8E;
   - Block Plan ref: b90f/uk/1124166/1512558;
   - Menage Specification Document;
   - Green Infrastructure Statement and Net Biodiversity Benefit Document;
   - Ecological Impact Assessment dated 23rd June 2024.

3. The development shall be carried out in strict accordance with the findings and recommendations contained within the Ecological Impact Assessment dated 23rd June 2024. The mitigation and compensation measures hereby approved shall be fully implemented prior to first use of the development.

4. No external illumination within the site shall take place before a lighting scheme, designed to have regard to the recommendations in the approved Ecological Impact Assessment dated 23rd June 2024, has been submitted to and agreed in writing by the Local Planning Authority. The lighting scheme shall be installed and operated in accordance with the approved details. No other lighting shall be used on any part of the development.

5. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown and outlined in the Green Infrastructure Statement and Net Biodiversity Benefit Document and the Ecological Impact Assessment dated 23rd June 2024 have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

6. The menage shall be used only in connection with Waen Farm and shall at no time be sold off or used for the purposes of operating a separate business. No more than three persons shall use the menage at any one time and no events shall be held at the site.

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

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Decision Date 16/10/2024

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 In order to protect wildlife interests in accordance with Policies DM1 and SP14, NE1 and NE2 of the Wrexham Local Development Plan.

4 In order to protect residential amenity and wildlife interests in accordance with Policies DM1 and SP14, NE1 and NE2 of the Wrexham Local Development Plan.

5 To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

6 In the interests of highway safety, having regard to Policies DM1 and T1 of the Wrexham Local Development Plan.

Note(s) to applicant

Any manure on the site must be managed (in terms of storage and application to land) in line with The Code of Good Agricultural Practice (CoGAP) for the Protection of Water, Soil and Air for Wales.

David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wrecsam
Chief Officer Economy and Planning, Wrexham County Borough Council

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

Applicant Mr Philip Room

Reference P/2024/1366

Decision Date 16/10/2024

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council