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 MRS CARLA HUGHES

Reference P/2024/1063

Decision Date 04/11/2024

Town and Country Planning Act, 1990

Location of Application

LAND EAST OF ST GILES SCHOOL, MADEIRA HILL, WREXHAM, LL13 7HD

Description of Application

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CHANGE OF USE OF LAND FOR USE AS A FOREST SCHOOL AND ERECTION OF FENCING

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

Wrexham Local Development 2013 – 2028:

Revision	Date	Description of Decision
0	04/11/2024	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.

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
   - Site Plan - Julie M Francis, 26/716/1,
   - Application Form.

3. In accordance with the details confirmed on the application form, the boundary mesh fencing shall only be coloured green.

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4. There shall be no removal or trimming of trees or shrubs on site during the bird nesting season between the months of March to August inclusively in any calendar year.

5. Notwithstanding the provisions of Schedule 2, Part 32, Classes A and B of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any Order revoking and re-enacting that Order with or without modification), no extensions, new buildings or refuse or cycle stores shall be erected within the red line application site.

6. Prior to the first use of the land for the purpose hereby permitted, a scheme of measures to provide net benefit for biodiversity (NBB) i.e. a better outcome than if the site was left undeveloped, shall be implemented in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority. The measures shall thereafter be maintained 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 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 In order to protect wildlife interests in accordance with Policies DM1 and SP14, NE1 and NE2 of the Wrexham Local Development Plan.

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5 In the interests of protecting the visual amenities of the area in accordance with policy DM1 or the Wrexham Local Development Plan.

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

Note(s) to applicant

Some public sewers and lateral drains may not be recorded on Dwr Cymru Welsh Water's maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist Dwr Cymru Welsh Water, the applicant is advised to contact the Operations Contact Centre at Dwr Cymru on 0800 085 3968 to establish the location and status of the sewer. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

Detailed advice has been issued by Natural Resources Wales which is available on the Council's planning applications website.

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority



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

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