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 VICTORIA SADOWSKA

Agent MR PETER JACKSON

Reference P/2024/1077

Date Received 09/05/2024

Decision Date 02/12/2024

Town and Country Planning Act, 1990

Location of Application

BLAKEWOOD BARN OVERTON ROAD PENLEY WREXHAM LL13 0LY

Description of Application

ADEILAD FFRAM DUR AR GYFER STORIO A NEWID DEFNYDD O DIR I GWRTIL PRESWYL
STEEL FRAMED BUILDING FOR STORAGE AND CHANGE OF USE OF LAND TO RESIDENTIAL CURTILAGE

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

National Policies and Technical Advice Notes (TAN):

Planning Policy Wales Edition 12 (2024)
Technical Advice Note 5: Nature Conservation and Planning
Technical Advice Note 12: Design

Wrexham Local Development 2013 – 2028:

DM1- Development Management Considerations
NE1 - International and National Nature Conservation Designations
NE6 - Waste Water Treatment and River Water Quality
SP14 - Natural Environment
SP2 - Location of Development

Revision	Date	Description of Decision
0	02/12/2024	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

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 VICTORIA SADOWSKA

Agent MR PETER JACKSON

Reference P/2024/1077

Date Received 09/05/2024

Decision Date 02/12/2024

Condition(s)

1. The erection of the building 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):

    - Amended Block Plan 2024 Blakewood Barn Sheet 1e dated 18.09.2024
    - Amended Elevations Dwg No: 23-10572 Rev B Received on 23.09.2024

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) as set out in the Green Infrastructure Statement and Net Biodiversity Benefit Plan dated 18th June 2024, have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

4. Within six months of the land being first used as part of the residential curtilage of the related dwelling currently known as Blakewood Barn, the post and rail fence that will form the new boundary between points A-B on the Amended Block Plan dated 18.09.2024 and the details received on 23.09.2024 shall be fully installed and thereafter permanently retained in accordance with these details. In the event that the fence becomes damaged or is removed, it shall be replaced with a like for like alternative, unless otherwise agreed by the Local Planning Authority.

5. The building hereby approved shall only be used for ancillary purposes in connection with the related dwelling currently known as Blakewood Barn. It shall at no time be used for any business, commercial or trade purposes.

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 VICTORIA SADOWSKA	**Reference**	P/2024/1077
Agent	MR PETER JACKSON	**Date Received**	09/05/2024
		Decision Date	02/12/2024

6. Notwithstanding the provisions 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 further development shall take place within any part of the site under classes A-E of Schedule 2, Part 1, other than the development hereby permitted.

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

4 To ensure clarity in relation to the location of the residential curtilage and in the interests of visual amenity in accordance with policies SP14 and DM1 of the Wrexham Local Development Plan.

5 To ensure that the building is not used in a manner prejudicial to or likely to cause nuisance to occupiers of nearby properties in accordance with policy DM1 of the Wrexham Local Development Plan. Due to the rural nature of the area and its location outside of settlement limits and within a Special Landscape Area, the use of a building for such purposes is contrary to local and national planning policy. Moreover, the nature and location of the vehicular access, is such that it is unlikely to support any vehicular movements associated with a business use of any kind.

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	MRS VICTORIA SADOWSKA	**Reference**	P/2024/1077
Agent	MR PETER JACKSON	**Date Received**	09/05/2024
		Decision Date	02/12/2024

6 Due to the rural location of the site outside settlement limits and within a Special Landscape Area, it is considered important to ensure that no additional development is carried out without the permission of the Local Planning Authority in accordance with policies SP14 and DM1 of the Wrexham Local Development Plan.



David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wrecsam
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