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 A GRAHAM - PALMER

Agent CHARLENE SUSSUMS-LEWIS
CARTER JONAS LLP
CANON COURT
NORTH ABBEY LAWN
SHREWSBURY
SY2 5DE

Reference P/2024/1153

Date Received 23/05/2024

Decision Date 02/12/2024

Town and Country Planning Act, 1990

Location of Application

LLWYN KNOTTIA FARM, CEFN ROAD, WREXHAM, LL13 9TT

Description of Application

NEWID DEFNYDD TIR O AMAETH I DDEFNYDD DOSBARTH B8 (STORIO)
CHANGE OF USE OF LAND FROM AGRICULTURAL TO CLASS B8 (STORAGE)

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

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
EM4 - Employment Development Outside of Settlement Limits
NE1 - International and National Nature Conservation Designations
NE2 - Local Designations for Nature Conservation and Geological Importance
SP12 - Design Principles & Masterplanning Framework
SP14 - Natural Environment
SP19 - Green Infrastructure
SP6 - Green Wedge
T1 - Managing Transport Impacts

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

Particulars of decision : GRANTED subject to the following:-

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wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

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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):
   - Llwyn Knottia Farm - Proposed Site Plan,
   - Llwyn Knottia Farm - Landscaping Plan,
   - Green Infrastructure Statement Sept 2024 on behalf of Cefn Park Farms,
   - 10 ft container - floor and elevations,
   - 20 ft container - floor and elevations,
   - 40 ft container - floor and elevations.

3. The storage containers shall only be coloured and recoloured in the same dark green to match the existing storage containers adjacent to the site.

4. Within three months of commencement of the development hereby permitted, a scheme of landscaping including details of the bunds and planting, together with a long term landscape management plan, shall be submitted for the written approval of the Local Planning Authority.

5. Landscaping shall be undertaking in accordance with the scheme submitted and approved in connection with condition 4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting (November to March) and seeding seasons following the first use of the development (April to September). Any trees, hedgerows or plants which die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

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6. Prior to first beneficial use of the development, hard surfaced passing places shall be implemented at either end of the driveway (linking the site to Cefn Road) in strict accordance with details which have first been submitted to the local planning authority for written approval. The passing places shall thereafter be retained free of all obstruction and made available for the passing of vehicles at all times.

7. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) contained within the Green Infrastructure Statement, Sept 2024 on behalf of Cefn Park Farms, have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

8. The maximum height of the storage containers shall not exceed 3 metres from ground level.

9. No storage shall take place in the open on any part of the site.

10. The containers shall only be used for storage purposes within Class B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order with or without amendment) and for no other purpose.

11. No land drainage run-off or surface water shall be permitted to discharge or connect to the public sewerage system, either directly or indirectly, and foul and surface water shall be drained separately from the site.

12. No container shall be brought onto the site until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. Containers shall thereafter only be brought onto the site in accordance with the approved Construction Traffic Management Plan.

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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 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.

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 DM1, SP12 and SP14 of the Wrexham Local Development Plan.

6. To ensure the formation of a safe and satisfactory access in accordance with Policy DM1 of the Wrexham Local Development Plan.

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

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 DM1, SP12 and SP14 of the Wrexham Local Development Plan.

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

10. In the interests of protecting the visual amenities of the area and highway safety in accordance with policies DM1 and T1 of the Wrexham Local Development Plan.

11. To protect the integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment in accordance with Policy DM1 of the Wrexham Local Development Plan.

12. In the interests of highway safety in accordance with policy DM1 of the Wrexham Local Development Plan.

Note(s) to applicant

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.

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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.

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, 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