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 Buitelaar

Reference P/2024/1207

Agent Mr Richard Corbett
Roger Parry & Partners,
The Estates Office,
20 Salop Road,
Oswestry, United
Kingdom,
SY11 2NU

Date Received 05/07/2024

Decision Date 02/12/2024

Town and Country Planning Act, 1990

Location of Application

OLD LLWYN ONN FARM, CEFN ROAD, ABENBURY, WREXHAM, LL13 0NY

Description of Application

CODI ADEILAD AMAETHYDDOL AR GYFER CADW GWELLT A PHEIRIANWAITH A'R HOLL WAITH CYSYLLTIEDIG
ERECTION OF AGRICULTURAL BUILDING FOR STORAGE OF STRAW AND MACHINERY WITH ALL ASSOCIATED WORKS

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 18 : Transport
TAN 23 : Economic Development
TAN 5 : Nature Conservation and Planning
TAN 6 : Planning for Sustainable Rural Communities

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
EM4 - Employment Development Outside of Settlement Limits
NE6 - Waste Water Treatment and River Water Quality
SP2 - Location of Development
SP11 - Transport and Accessibility
SP12 - Design Principles & Masterplanning Framework
SP14 - Natural Environment
SP19 - Green Infrastructure

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T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	02/12/2024	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) DWG No's 77643/RJC?003, 77643/RJC/005, 77643/RJC/100, 77643/RJC/001, 77643/RJC/001, 77643/RJC/101, 77643/RJC/004 Rev A, Design and Access Statement and Preliminary Ecological Survey.

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on DWG No. 77643/RJC/004 Rev A have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

4. The building hereby permitted shall not be used for the accommodation of livestock, except in the circumstances described in paragraph D.3 of Part 6 of the Town and Country Planning (General Permitted Development) Order 1995 (or any equivalent provision in any order revoking and re-enacting that order with or without modification).

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

4 To protect integrity of the River Dee and Bala Lake Special Area of Conservation Area in accordance with Policies NE1 and NE6 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.

The applicant is advised that the proposed development may be subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore may require approval of Sustainable Drainage Systems (SuDS) features, in accordance with national standards, and is strongly recommended that the developer engage in preapplication consultation with the Local Authority, as the relevant SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, Dwr Cymru Welsh Water is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation.

The applicant is advised that some public sewers and lateral drains may not be recorded on Welsh Water's maps; some sewers 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 us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to the apparatus at all times.

The Applicant's attention is drawn to the recommendations for protected species mitigation in the Preliminary Ecological Appraisal by Arbor Vitae dated 29/7/24.

You should ensure that any difference between the plans approved under the Town and Country Planning Acts and those approved under the Building Regulations is resolved prior to commencement of development, by formal submission of amended plans.

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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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