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 Virginia Carter

Reference P/2024/1451

Decision Date 05/12/2024

Town and Country Planning Act, 1990

Location of Application

TARALOKA CORNHILL FARM, BETTISFIELD, WHITCHURCH, SY13 2LD

Description of Application

CODI ADEILAD SWYDDFA O BREN
ERECTION OF TIMBER OFFICE BUILDING

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

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
EM5 - Visitor Accommodation Outside Settlement Limits
NE1 - International and National Nature Conservation Designations
NE3 - Trees, Woodlands and Hedgerows
NE6 - Waste Water Treatment and River Water Quality
SP19 - Green Infrastructure
T1 - Managing Transport Impacts
NE5 - Special Landscape Areas

Revision	Date	Description of Decision
0	05/12/2024	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.

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 Virginia Carter

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Decision Date 05/12/2024

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
   - Proposed Site Plan Ref: TA-03 Rev A,
   - Proposed Elevation and Floor Plan: TA-05 Rev A,
   - Proposed Elevation Plan Ref: TA-15 Rev A.

3. The external surfaces of the building(s) shall be constructed of the materials specified on plan refs: Proposed Elevation and Floor Plan: TA-05 Rev A and Proposed Elevation Plan Ref: TA-15 Rev A.

4. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) detailed within ecology report ref: Proposed Office Building, Taraloka Buddhist Retreat Centre, Bettisfield, SY13 2LD – Walkover Survey & Biodiversity Statement, by Marches Ecology, C542/ V1.0, dated 18 September 2024, have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

5. The development shall be carried out in strict accordance with the findings and recommendations contained within the submitted ecology assessment ref: Proposed Office Building, Taraloka Buddhist Retreat Centre, Bettisfield, SY13 2LD – Walkover Survey & Biodiversity Statement, by Marches Ecology, C542/ V1.0, dated 18 September 2024. The mitigation and compensation measures hereby approved shall be fully implemented prior to first use of the development.

6. The development shall be carried out in accordance with the submitted Great Crested Newt RAMs scheme ref: Proposed Office Building, Taraloka Buddhist Retreat Centre, Bettisfield, SY13 2LD – Great Crested Newt Reasonable Avoidance Measures Method Statement, C542/GCN_RAMs_MS/Fin, by Marches Ecology, Final Version, and Dated 18 September 2018.

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 Virginia Carter

Reference P/2024/1451

Decision Date 05/12/2024

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

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

6. In order to protect wildlife interests in accordance with Policies DM1 and SP14, NE1 and NE2 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.

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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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.

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.

The Applicant is advised that under the dust from construction and / or demolition activities can be judged to be causing a statutory nuisance to neighbouring properties.

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 Virginia Carter

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A legal notice can be served requiring that any dust nuisance is abated, and failure to comply with the requirements of the notice can result in prosecution. 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