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 & Mrs R Jones

Agent Mr Rob Lee
The Firs, Bunbury
Lane, Bunbury,
TARPORLEY, United
Kingdom, CW6 9QZ

Reference P/2024/1096

Date Received 13/06/2024

Decision Date 06/12/2024

Town and Country Planning Act, 1990

Location of Application

LITTLEOAKS BARN, OVERTON ROAD, PENLEY, WREXHAM, LL13 0LU

Description of Application

GOSOD CWRT BOB TYWYDD
INSTALLATION OF ASTRO TURF COURT

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 24 : The Historic Environment
TAN 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

DM1- Development Management Considerations
NE5 - Special Landscape Areas
SP14 - Natural Environment
SP15 - Historic and Cultural Environment
SP19 - Green Infrastructure
SP2 - Location of Development

Revision	Date	Description of Decision
0	06/12/2024	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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 & Mrs R Jones

Reference P/2024/1096

Agent Mr Rob Lee
The Firs, Bunbury
Lane, Bunbury,
TARPORLEY, United
Kingdom, CW6 9QZ

Date Received 13/06/2024

Decision Date 06/12/2024

1. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
   - Drawing no: A_386_01 Revision C;
   - Net Biodiversity Benefit document (Incorporating Green Infrastructure Statement).

2. Within the first planting season following the date of this permission the measures to deliver net benefit for biodiversity (NBB) shown on Drawing no: A_386_01 Revision C and as described within the Net Biodiversity Benefit document (Incorporating Green Infrastructure Statement) shall be implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

3. The floodlighting currently in situ at the site will cease to be used with immediate effect. Within three months from the date of this permission, in accordance with the details on Drawing No: A_386_01 Revision C, the floodlighting structures will be completely decommissioned and removed from the site.

4. No external illumination within the site shall take place before a lighting scheme has been submitted to and agreed in writing by the Local Planning Authority. The lighting scheme shall be installed and operated in accordance with the approved details. No other lighting shall be used on any external part of the development.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

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

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 & Mrs R Jones

Reference P/2024/1096

Agent Mr Rob Lee
The Firs, Bunbury Lane, Bunbury, TARPORLEY, United Kingdom, CW6 9QZ

Date Received 13/06/2024

Decision Date 06/12/2024

3. In the interests of residential amenity and the safety of protected species, having regard to Policies DM1 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.

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