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 Miss Emma Jones

Reference P/2024/1442

Decision Date 10/12/2024

Town and Country Planning Act, 1990

Location of Application

THREE ACRES, ROSEMARY LANE, BURTON, ROSSETT, WREXHAM, LL12 0LA

Description of Application

NEWID DEFNYDD RHAN O ADEILAD (YSTAFELL HARNEISIAU) I YSTAFELL TRIN CŴN
CHANGE OF USE OF SECTION OF BUILDING (TACK ROOM) TO USE AS DOG GROOMERS

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

National Policies and Technical Advice Notes (TAN):

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
NE1 - International and National Nature Conservation Designations
NE6 - Waste Water Treatment and River Water Quality
SP8 - Economic Growth, Employment and Enterprise
SP11 - Transport and Accessibility
SP14 - Natural Environment
SP19 - Green Infrastructure
SP2 - Location of Development
T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	10/12/2024	Planning permission issued

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Applicant Miss Emma Jones

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Decision Date 10/12/2024

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.

. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
   - Drawing no: 04;
   - Ordnance Survey Map ref: SJ3557NW;
   - Plan entitled 'Site Layout Plan As Proposed';
   - Photograph received on 27 Nov 2024 showing location of bird box;
   - Photograph received on 27 Nov 2024 showing type of bird box;
   - NBB & GI Statement dated 8/11/24.

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on Photograph received on 27 Nov 2024 showing location of bird box, Photograph received on 27 Nov 2024 showing type of bird box and described within the NBB & GI Statement dated 8/11/24 have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

4. No use of the development shall be made before 09:00 or after 19:00 Monday to Saturday. No part of the development shall be used on a Sunday or Bank Holiday.

5. The approved use as a dog groomers shall not commence until a 20 micron Toxocarea Canis filter has been installed within the existing septic tank. The filter shall be retained for the lifetime of the development and shall be replaced if it ceases to function.

6. No more than two customers of the dog grooming business shall enter the site at any one time.

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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 the amenities of the occupiers of nearby properties in accordance with Policy DM1 of the Wrexham Local Development Plan.

5. In the interests of the water environment and water quality, having regard to Policy NE6 of the Wrexham Local Development Plan.

6. In the interests of highway safety, having regard to Policy DM1 of the Wrexham Local Development Plan.

Note(s) to applicant

Noise has the potential for classification as a statutory nuisance under the Environment Protection act 1990. If noise is found to be causing a nuisance then an Abatement Notice may be served, and the applicant is advised to consider this when designing/operating the proposed business.

David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wrecsam
Chief Officer Economy and Planning, Wrexham County Borough Council

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Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council