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 T Hughes

Agent Mr Michael Tomley
35 Bailey Street,
OSWESTRY, United
Kingdom, SY11 1PX

Reference P/2024/1156

Date Received 25/06/2024

Decision Date 27/08/2024

Town and Country Planning Act, 1990

Location of Application

CAEAUGWYNION FARM, FRON ISAF, CHIRK, WREXHAM, LL14 5AD

Description of Application

CODI TO I ORCHUDDIO'R GLADDFA SILWAIR BRESENNOL / CONSTRUCTION OF ROOF COVERING EXISTING SILAGE CLAMP

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

National Policies and Technical Advice Notes (TAN):

TAN 6 : Planning for Sustainable Rural Communities
TAN 5 : Nature Conservation and Planning
TAN 24 : The Historic Environment
TAN 23 : Economic Development

Wrexham Local Development 2013 – 2028:

BE1 - Pontcysyllte Aqueduct and Canal World Heritage Site
DM1- Development Management Considerations
EM4 - Employment Development Outside of Settlement Limits
SP12 - Design Principles & Masterplanning Framework
SP14 - Natural Environment
SP15 - Historic and Cultural Environment
SP19 - Green Infrastructure
SP2 - Location of Development
NE4 - Area of Outstanding Natural Beauty

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Revision	Date	Description of Decision
0	27/08/2024	Planning permission issued
1	11/12/2024	P/2024/1500-Condition 3 discharged

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): Proposed Elevations and Plan DRG 01, Block Plan DRG 01, Planning Statement dated 17th June 2024, Location Plan DWG No1, Green Infrastructure Statement and Block Plan - Ecology DRG No.1.

3. Prior to the commencement of the development hereby permitted, samples of the materials including colour to be used in the construction of the external surfaces of the roof of the development shall have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Condition 3 Discharged- P/2024/1500 – 11/12/24

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4. The development hereby permitted shall not be first brought into use until measures to deliver net benefit for biodiversity (NBB) detailed in the Green Infrastructure Statement and shown on Block Plan - Ecology DWG 01 have been implemented in full. The measures shall thereafter maintained for the lifetime of the development.

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.

Note(s) to applicant

The applicant is advised that it is their responsibility to ensure all their other permits/consents/licenses are secured relevant to the development. Please refer to Natural Resources Wales' website for further details.

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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Agent Mr Michael Tomley
35 Bailey Street,
OSWESTRY, United
Kingdom, SY11 1PX

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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