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 Roberts

Reference P/2024/1637

Agent Mr Gwyn Humphreys
Mercian House, 9
Darwin Court, Oxon
Business Park,
Shrewsbury, United
Kingdom, SY3 5AL

Date Received 28/11/2024

Decision Date 20/12/2024

Town and Country Planning Act, 1990
Town and Country Planning (General Permitted Development) Order 1995
Schedule 2, Parts 6 and 7

Location of Application

LAND ADJACENT TO ANMOR, STRYT LAS, RHOSLLANERCHRUGOG, WREXHAM, LL14 2HE

Description of Application

HYSBYSIAD CYN CODI ADEILAD AMAETHYDDOL AR GYFER CADW PEIRIANNAU

PRIOR NOTIFICATION FOR ERECTION OF AGRICULTURAL BUILDING FOR STORAGE OF MACHINERY

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

National Policies and Technical Advice Notes (TAN):

Technical Advice Note (TAN) 5 Nature Conservation and Planning
Technical Advice Note (TAN) 6 Planning for Sustainable Rural Communities
Technical Advice Note (TAN) 12 Design

Wrexham Local Development Plan 2013 – 2028:

DM1 - Development Management Considerations
NE3 - Trees, Woodlands and Hedgerows
SP12 - Design Principles & Masterplanning Framework
SP14 - Natural Environment
SP19 - Green Infrastructure
SP2 - Location of Development
SP6 - Green Wedge

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 Roberts

Agent Mr Gwyn Humphreys
Mercian House, 9
Darwin Court, Oxon
Business Park,
Shrewsbury, United
Kingdom, SY3 5AL

Reference P/2024/1637

Date Received 28/11/2024

Decision Date 20/12/2024

Wrexham County Borough Council hereby determines that prior approval is required for the siting, design and external appearance of the above mentioned development for the following reason(s):

Reason(s)

1. Further information is required to include more specific detail, given the significance of the site and presence of Great Crested Newts and a long term management plan assessing the impact and mitigation from the proposed erection of the building.

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