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 Neal Morris

Agent Mr Will Phillips
Fields Farm, Alkington Road, Whitchurch,
SY13 3NH

Reference P/2024/1656

Date Received 09/12/2024

Decision Date 06/01/2025

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 OFF MARCHWIEL HALL ROAD, SONTLEY, WREXHAM, LL13 0YB

Description of Application

HYSBYSIAD CYN CODI ADEILAD AMAETHYDDOL - STORFA SLYRI / PRIOR NOTIFICATION FOR ERECTION OF AGRICULTURAL BUILDING - SLURRY STORE

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

Technical Advice Notes (TAN):
TAN5 – Nature Conservation and Planning

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

Reason(s)

1. The development requires planning permission as it fails to comply with criteria (h) as set out in Schedule 2, Part 6, Class A1 of the Town and Country Planning (General Permitted Development) Order 1995, due to being within 400 metres of the curtilage of a protected building.

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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2. There is a known great crested newt presence in the area; insufficient information has been submitted with the application to demonstrate that there would be no harm to this protected species as a result of the development, therefore the proposal conflicts with 6.2.2 of TAN5 : Nature Conservation and Planning.

3. The site lies away from the existing manure storage area and farmstead, therefore an ammonia assessment is required. Insufficient information has been provided to allow the Local Planning Authority to assess the likelihood of pollution from ammonia.

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