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 CHRIS STOCKTON

Agent MR DAN GIBBONS
BASE ARCHITECTS
UNIT 1, NEXUS,
ROUSHILL,
SHREWSBURY,
SHROPSHIRE, SY1 1PT

Reference P/2024/1247

Date Received 15/07/2024

Decision Date 15/01/2025

Town and Country Planning Act, 1990

Location of Application

CHETWYND GROVE, BANGOR ROAD, CROSS LANES, WREXHAM, LL13 0TF

Description of Application

ADEILADU ADEILAD AMAETHYDDOL
ERECTION OF AGRICULTURAL BUILDING

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 5 : Nature Conservation and Planning
TAN 6 : Planning for Sustainable Rural Communities

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
NE1 - International and National Nature Conservation Designations
NE2 - Local Designations for Nature Conservation and Geological Importance
NE3 - Trees, Woodlands and Hedgerows
NE6 - Waste Water Treatment and River Water Quality
SP12 - Design Principles & Masterplanning Framework
SP14 - Natural Environment
SP2 - Location of Development
T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	15/01/2025	Planning permission issued

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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Reference P/2024/1247

Date Received 15/07/2024

Decision Date 15/01/2025

Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): - PL-001 Site Location Plan - PL-002 Existing Site Plan - PL-003 Proposed Site Plan - PL-004 Proposed Plans & Elevations

2. The use hereby permitted shall cease to operate within 28 days of a failure to meet any one of the requirements set out in i) below:

   Within 28 days from the date of this decision the measures to deliver net benefit for biodiversity (NBB) shown in the submitted Green Infrastructure Statement shall be implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

3. The building hereby permitted shall not be used for the accommodation of livestock, except in the circumstances described in paragraph D.3 of Part 6 of the Town and Country Planning (General Permitted Development) Order 1995 (or any equivalent provision in any order revoking and re-enacting that order with or without modification).

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

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Agent MR DAN GIBBONS
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3 To protect integrity of the River Dee and Bala Lake Special Area of Conservation Area in accordance with Policies NE1 and NE6 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