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 Andrew Jones

Agent Miss Sarah Gerrard
Hatton Heath,
Whitchurch Road,
Chester, United
Kingdom, CH3 9AU

Reference P/2024/1348

Date Received 20/08/2024

Decision Date 30/01/2025

Town and Country Planning Act, 1990

Location of Application

BORRAS HEAD FARM, BORRAS ROAD, BORRAS, WREXHAM, LL13 9TL

Description of Application

ADEILADU STORFA SLYRI AMAETHYDDOL GYDA'R PWLL DERBYN A'R GWAHANWR CYSYLLTIEDIG

CONSTRUCTION OF AGRICULTURAL SLURRY STORE WITH ASSOCIATED RECEPTION PIT AND SEPARATOR

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

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
EM4 - Employment Development Outside of Settlement Limits
NE1 - International and National Nature Conservation Designations
NE3 - Trees, Woodlands and Hedgerows
NE6 - Waste Water Treatment and River Water Quality
SP14 - Natural Environment
SP19 - Green Infrastructure

Revision	Date	Description of Decision
0	30/01/2025	Planning permission issued

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.

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2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
   - proposed site layout plan scale 1 square = 2.0m,
   - 4 Ring Tank Without Cover - Planning Information Drawing - Date 19/02/2021,
   - Drainage plan 1 - Key: Tank, Straw Yard, Dirty Water Drains, Grids,
   - Drainage plan 2 - Key: Tank, Straw Yard, Dirty Water Drains, Grids,
   - Farm Risk Plan,
   - GIS and Ecology Enhancements Plan ref: CP15353,
   - GREEN INFRASTRUCTURE STATEMENT IN SUPPORT OF APPLICATION: P/2024/1348 Ref: SG.CPCP15353, by Sarah Gerrard.

3. The external surfaces of the building(s) shall be constructed of the materials specified on the approved plans referenced:
   - Proposed site layout plan scale 1 square = 2.0m4,
   - Ring Tank Without Cover - Planning Information Drawing - Date 19/02/2021.

4. Prior to first use of the development hereby approved, the slurry tank shall be covered in strict accordance with details which have first been submitted to the Local Planning Authority for written approval. The tank shall remain covered thereafter as approved, at all times.

5. Within 6 months of first use of the development hereby approved, the measures to deliver net benefit for biodiversity (NBB) as shown on 'GIS and Ecology Enhancements Plan ref: CP15353 and as detailed within report ref: 'GREEN INFRASTRUCTURE STATEMENT IN SUPPORT OF APPLICATION: P/2024/1348 Ref: SG.CPCP15353, by Sarah Gerrard', including bat and bird boxes and hedgerow restoration and planting, shall be implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

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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6. The effluent in connection with the development shall be managed in strict accordance with the following plans, hereby approved:
   - Drainage plan 1 - Key: Tank, Straw Yard, Dirty Water Drains, Grids,
   - Drainage plan 2 - Key: Tank, Straw Yard, Dirty Water Drains, Grids,
   - Farm Risk Plan.

7. The structure shall be constructed to meet the standards set out in the Regulations and BS 5502 (Building and Structures for Agriculture Code of Practice for Design, Construction and Loading).

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. In the interests of protecting the occupiers of the residential properties from potential odour nuisance in accordance with Policy DM1 ii) of the Wrexham Local Development Plan

5. 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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6. To safeguard the River Dee and Bala Lake SAC from any damaging effects of significant increase in harmful nutrients in accordance with Policies NE1, NE6 and SP14 of the Wrexham Local Development Plan.

7. To safeguard the environment and comply with LDP policies DM1, NE1, NE2, NE6 and SP14.

Note(s) to applicant

Any manure produced must be managed (storage and application to land) in line with The Code of Good Agricultural Practice (CoGAP) for the Protection of Water, Soil and Air for Wales.



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