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 C OWEN

Reference P/2025/0005

Agent Andrew Design Service
Chilterns
Trefonen
Oswestry
SY10 9DH

Date Received 27/12/2024

Decision Date 21/02/2025

Town and Country Planning Act, 1990

Location of Application

TYN Y GROES, GLYN CEIRIOG, LLANGOLLEN, LL20 7HW

Description of Application

NEWID DEFNYDD TIR O AMAETHYDDOL I SUI GENERIS (STORIO A GWEITHDY AT DDEFNYDD PERSONOL)
CHANGE OF USE OF LAND FROM AGRICULTURAL TO SUI GENERIS (STORAGE AND WORKSHOP FOR PERSONAL USE)

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

National Policies and Technical Advice Notes (TAN):

TAN 11 : Noise
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
EM4 - Employment Development Outside of Settlement Limits
H9 - Conversion of Buildings Outside of Settlement Limits to Residential Use
NE1 - International and National Nature Conservation Designations
NE6 - Waste Water Treatment and River Water Quality
SP12 - Design Principles & Masterplanning Framework
SP14 - Natural Environment
SP19 - Green Infrastructure
SP2 - Location of Development
T1 - Managing Transport Impacts

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Decision Date 21/02/2025

Revision	Date	Description of Decision
0	21/02/2025	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.

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
PL01 - Location Plan
PL02 - Block Plan
PL03 - Site Plan

3. Within 3 months of the date of this permission, all existing shipping containers on site shall be permanently removed.

4. This permission shall not be for the benefit of the land but shall operate for the benefit of Mr C Owen (Applicant) and immediately on the discontinuance of his use of that land, the use shall cease and be permanently abandoned. The land shall be restored to its previous condition not later than one month after that date.

5. The development hereby permitted shall only be used for the purpose of storage and workshop for the personal use of the Applicant listed in condition 4 and shall not be used at any time for trade, business or commercial.

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6. Within 1 month of the date of the permission hereby approved, a plan to provide net benefit for biodiversity (NBB) i.e. a better outcome than if the site was left undeveloped shall be submitted to, and approved in writing by, the Local Planning Authority. The measures shall be implemented in full, prior to first occupation / use of the development, and 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. For the avoidance of doubt and to ensure compliance with Policy DM1 and SP2 of the Wrexham Local Development Plan.

5. To protect the amenities of the occupiers of nearby properties in accordance with Policy DM1 of the Wrexham Local Development Plan.

6. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

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Applicant MR C OWEN

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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