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 Morris

Reference P/2024/1676

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

Date Received 13/12/2024

Decision Date 21/02/2025

Town and Country Planning Act, 1990

Location of Application

NEW FARM, COBBLERS LANE, ROSSETT, BURTON, WREXHAM, LL12 0AH

Description of Application

ADEILADU STORFA SLYRI AMAETHYDDOL
CONSTRUCTION OF AGRICULTURAL SLURRY STORE

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

National Policies and Technical Advice Notes (TAN):
Future Wales: The National Plan 2024.
Planning Policy Wales (Edition 12).
Technical Advisory Note 5: Nature, Conservation & Planning.
Technical Advisory Note 12: Design.

Wrexham Local Development 2013 – 2028:
SP2 - Location of Development;
SP14 - Natural Environment;
NE6 - Waste Water Treatment and River Quality;
DM1 - Development Management Considerations;
T1 - Managing Transport Impacts.

Revision	Date	Description of Decision
0		Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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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1. The development herby approved shall be commenced before the expiration of five years from the date of this permission.

2. The development hereby approved shall only be carried out in strict accordance with the details shown on the following plans and documents:

    - Application Form dated 13 December 2024;
    - Location Plan (ref: CP15822), dated 06 December 2024;
    - Site Plan (ref: Cp15822), dated 06 December 2024;
    - Elevation Plan titled '4 Ring Tank Without Cover - Planning Information Drawing' (ref: TANK-INFO), dated 19 February 2021;
    - Planning Statement (ref: SG.CP15822), undated;
    - Mentera 'Technical Report for Farm Infrastructure' (ref: BAS Number - 04597), dated 23 October 2024.

3. The development hereby approved shall not be first used until the measures to deliver net benefit for biodiversity (NBB) as outlined within the approved 'Planning Statement' (ref: SG.CP15822) have been implemented in full. Thereafter, the measures shall be 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 71ZA (2) of the Town and Country Planning Act 1990.

3. 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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Whitchurch Road,
Chester, United
Kingdom, CH3 9AU

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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