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 Roberts

Agent Mr Gwyn Humphreys
Mercian House, 9
Darwin Court, Oxon
Business Park,
Shrewsbury, United
Kingdom, SY3 5AL

Reference P/2024/1637

Date Received 28/11/2024

Decision Date 05/03/2025

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 ADJACENT TO ANMOR, STRYT LAS, RHOSLLANERCHRUGOG, WREXHAM, LL14 2HE

Description of Application

HYSBYSIAD CYN CODI ADEILAD AMAETHYDDOL AR GYFER CADW PEIRIANNAU / PRIOR APPROVAL FOR ERECTION OF AGRICULTURAL BUILDING FOR STORAGE OF MACHINERY

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

National Policies and Technical Advice Notes (TAN):
TAN 5 – Nature Conservation and Planning
TAN 6 – Planning for Sustainable Rural Communities
TAN 12 – Design

Wrexham Local Development 2013 – 2028:
DM1 - Development Management Considerations
NE3 - Trees, Woodlands and Hedgerows
SP12 - Design Principles & Masterplanning Framework
SP14 - Natural Environment
SP19 - Green Infrastructure
SP2 - Location of Development
SP6 - Green Wedge
NE1 - International and National Nature Conservation Designations
NE2 - Local Designations for Nature Conservation and Geological Importance
NE5 - Special Landscape Areas

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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Wrexham County Borough Council hereby determines that approval is GIVEN for the siting, design and external appearance of the above mentioned development in accordance with the plans / details submitted and subject to the following conditions:-

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): Location Plan 79410/GH/001, Proposed Floor Plan 79410/GH/100, Proposed Block Plan 79410/GH/003, Proposed Elevations 79410/GH/101, Preliminary Ecological Appraisal dated 31/01/2025, Baseline Habitat Map dated 27/01/2025, Great Crested Newt Long-Term Management Plan dated 31/01/2025 and Arboricultural Impact Assessment dated 12/11/2024.

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. No development including site clearance, shall commence until a Landscape and Ecological Management Plan (LEMP) for the provision, management and maintenance of the landscape and ecological features has been submitted to and approved by the Local Planning Authority. The Plan should build upon the principles outlined in the Great Crested Newt Long-Term Management Plan and include, but not necessarily be limited to, the submission of a long-term site management plan (not less than 25 years) that includes:
• details of habitats and ecological features present or to be created, both in written form and shown on appropriate drawings, including planting plans
• defined aims and objectives
• details of short and long-term habitat management prescriptions to both achieve and maintain the desired condition
• details of monitoring methodologies for habitat(s) and species
• details of scheduling and timings of activities
• current and any proposed changes to the freehold tenure of the compensation area (tenure of the ecology and heritage area to be approved by the Local Planning Authority)
• persons or bodies responsible for undertaking management and surveillance together with required skills and competencies
• site liaison and wardening
• funding
• licensing requirements [for management surveillance and other defined activities]
• details of reporting, review and update of the plan (informed by monitoring) at specific intervals as agreed

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

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. A LEMP should be agreed to ensure necessary habitat management measures for Great Crested Newt are agreed prior to commencement and appropriately managed in the long-term.



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