**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** Miss Sarah Clutton

**Reference** P/2025/0059

**Decision Date** 20/03/2025

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**Town and Country Planning Act, 1990**
**Town and Country Planning (General Permitted Development) Order 1995**
**Schedule 2, Parts 6 and 7**

**Location of Application**

WOODBURY, BORRAS ROAD, COMMONWOOD, HOLT, WREXHAM, LL13 9JB

**Description of Application**

HYSBYSIAD YMLAEN LLAW AR GYFER CODI ADEILAD AMAETHYDDOL AR GYFER STORFA

PRIOR NOTIFICATION FOR ERECTION OF AGRICULTURAL BUILDING FOR STORAGE

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

**National Policies and Technical Advice Notes (TAN):**
Technical Advice Note (TAN) 12 Design

**Wrexham Local Development 2013 – 2028:**

DM1 - Development Management Considerations
SP12 - Design Principles & Masterplanning Framework
SP2 - Location of Development

**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 hereby permitted shall be commenced before the expiry of five years from the date of this decision notice.

**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**

**Applicant** Miss Sarah Clutton

**Reference** P/2025/0059

**Decision Date** 20/03/2025

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): Location Plan, Proposed Plans and Application Form.

**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.

**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