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 Mr Michael Done

Reference P/2024/1470

Decision Date 25/03/2025

Town and Country Planning Act, 1990

Location of Application

ASNEY PARK FARM, ERBISTOCK, WREXHAM, LL13 0DS

Description of Application

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ERECTION OF AGRICULTURAL BUILDING - SLURRY STORE (SILO)

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
NE2 - Local Designations for Nature Conservation and Geological Importance
NE3 - Trees, Woodlands and Hedgerows
NE6 - Waste Water Treatment and River Water Quality
SP14 - Natural Environment
SP19 - Green Infrastructure
T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	25/03/2025	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.

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. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
    - Design and Access Statement for Proposed Agricultural Slurry Silo, Installation of pipework and Associated Works, Asney Park Farm, Erbistock. Wrexham - Revision A – 13-02-2025 B-11-03-25,
    - 24-002,
    - 24-003,
    - 24-004 Rev a,
    - 24-005 Rev a.

3. The external surfaces of the building(s) shall be constructed of the materials specified on the approved plans and reports referenced:
    - Design and Access Statement for Proposed Agricultural Slurry Silo, Installation of pipework and Associated Works, at Asney Park Farm, Erbistock. Wrexham - Revision A – 13-02-2025 B-11-03-25, and
    - 24-005 Rev a.

4. 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).

5. No part of the development, including the new hedgerow planting, shall be located within 3 metres of any part of the Public Right of Way footpath Overton 23, as shown on plan ref: 24-005 Rev a.

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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Reference P/2024/1470

Decision Date 25/03/2025

6. The landscaping, planting and Net Biodiversity Benefit scheme detailed within the approved Design and Access Statement for Proposed Agricultural Slurry Silo, Installation of pipework and Associated Works, Asney Park Farm, Erbistock. Wrexham - Revision A – 13-02-2025 B-11-03-25, and shown on plan refs: 24-002 and 24-005 Rev a, shall be fully implemented prior to the first use of the development, with the exception of soft landscaping which shall be carried out in the first planting season (November to March) or seeding season (April to September) following the first use. Any trees, hedgerows or plants which, within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

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

5. To safeguard against any interference with the footway in accordance with Policies DM1 and T2 of the Wrexham Local Development Plan.

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 Mr Michael Done

Reference P/2024/1470

Decision Date 25/03/2025

6. 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.

Note(s) to applicant

Given the scale and/or nature of the proposed development the developer is advised of the potential flood risks and should consider installation of flood-proofing measures as part of the development.

The slurry should be applied to land in accordance with a suitable manure management plan (MMP) based on an underlying nutrient management plan (NMP). The Code of Good Agricultural Practice (COGAP) has standard formats for the MMP and associated NMP.

The development is near Public Right of Way footpath Overton 23 which should not be diverted or blocked by the development, nor during its construction.



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