

In pursuance of its powers under the Acts and 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 DEAN DAVIES

Reference P/2024/0317

Agent MR DAVE WILLIAMS
BRIAR CLOSE
CROSS LANE
WREXHAM LL13 0QB
WREXHAM

Date Received 27/02/2024

Decision Date 28/03/2025

Town and Country Planning Act, 1990

Location of Application

PLAS ISSA FARM CRISTIONYDD LANE PENYCAE WREXHAM LL14 1TT

Description of Application

NEWID DEFNYDD 3 CAE UNIGOL O DIR AMAETHYDDOL I SUI GENERIS (CAE I GERDDED CWN) (RHANNOL ÔL-WEITHREDOL)

CHANGE OF USE OF 3 INDIVIDUAL FIELDS FROM AGRICULTURAL LAND TO SUI GENERIS (DOG WALKING FIELDS) (PARTLY IN RETROSPECT)

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

National Policies and Technical Advice Notes (TAN):

TAN 18 : Transport

TAN 5 : Nature Conservation and Planning

TAN 6 : Planning for Sustainable Rural Communities

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations

SP13 - Health and Wellbeing

SP19 - Green Infrastructure

SP2 - Location of Development

T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	28/03/2025	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

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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):
Field A Plan ref: 1216-SK1-04
Proposed site access plan ref: P24119-001
Planning Statement
Location plan
2. The use hereby permitted shall cease to operate within 12 weeks of the date of this decision if there is a failure to implement in full the measures to deliver net benefit for biodiversity (NBB) shown on drawing No. 1216-sk1-04.
3. The use permitted shall operate in strict accordance with the noise mitigation measures detailed in the approved document: Noise Management Plan
4. Customers are not permitted on the premises outside of Monday to Friday 07.00 to 19.00 hours; Saturday, Sundays and Bank Holidays 08.00 to 18.00 hours.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.
3. To protect adjacent residential amenity in accordance with Policy DM1 (ii) of the Wrexham Local Development Plan.
4. To protect the amenities of the occupiers of nearby properties in accordance with Policy DM1 of the Wrexham Local Development Plan.

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Note(s) to applicant

Public Right of Way footpaths Penycae 5, 35. 36,38, X-11, X-9, X-8,X-7 should not be diverted or blocked by the development.

The proposed development lies within an area that has been defined by the Coal Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place. Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at:

www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

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A handwritten signature in black ink, appearing to be 'D Fitzsimon'.

David Fitzsimon

***Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wreccsam
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](#)