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 Jones

Agent Mr Gareth Edwards
Salop House, 13 Salop Road, Oswestry, United Kingdom, SY11 2NR

Reference P/2025/0315

Date Received 31/03/2025

Decision Date 28/04/2025

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 AND NORTH OF GELLI FARM, NANTYR, LLANGOLLEN, WREXHAM, LL20 7DL

Description of Application

HYSBYSIAD CYN CODI ADEILAD AMAETHYDDOL

PRIOR NOTIFICATION FOR ERECTION OF AGRICULTURAL BUILDING

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
SP14 - Natural Environment
SP2 - Location of Development

Wrexham County Borough Council hereby determines that prior approval is not required for the siting, design and external appearance of the above mentioned development. The development shall take place in strict accordance with the following condition(s).

Condition(s)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.

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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): Location Plan P-01 Rev B, Block Plan as Proposed P-02 Rev A and the 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