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 Andrew Jones

Agent Mr Tom Selby
The Old Dairy,
Golborne Hall, Milton
Green, Chester, United
Kingdom, CH3 9DR

Reference P/2025/0299

Date Received 26/03/2025

Decision Date 06/05/2025

Town and Country Planning Act, 1990

Location of Application

LAND NORTH OF STRAIGHT MILE, CROESHOWELL, LLAY, WREXHAM, LL12 0PA

Description of Application

NEWID DEFNYDD TIR O AMAETHYDDOL I ARDAL YMARFER CŴN A GWAITH CYSYLLTIEDIG

CHANGE OF USE OF LAND FROM AGRICULTURAL TO DOG EXERCISE AREA AND ASSOCIATED WORKS

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

National Policies and Technical Advice Notes (TAN):

TAN 11 : Noise
TAN 18 : Transport
TAN 23 : Economic Development
TAN 5 : Nature Conservation and Planning
TAN 6 : Planning for Sustainable Rural Communities

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
EM4 - Employment Development Outside of Settlement Limits
MW1 - Minerals Safeguarding
SP11 - Transport and Accessibility
SP12 - Design Principles & Masterplanning Framework
SP14 - Natural Environment
SP16 - Minerals Supply and Safeguarding
SP19 - Green Infrastructure
SP2 - Location of Development

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T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	06/05/2025	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.

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
   - Drawing no: 0096-PL-01 Rev A;
   - Drawing no: 0096-PL-02 Rev A;
   - Wider Farm Area Plan dated Dec 11, 2024;
   - Drawing detailing proposed fencing @ Scale 1:100 A3;
   - Preliminary Ecological Appraisal & Habitat Enhancement Plan;
   - Reasonable Avoidance Measures for GCN document;
   - Justification Statement dated 26th March 2025;
   - Email from Tom Selby dated 02/05/2025 re: car parking and site access.

3. The development shall be carried out in strict accordance with the findings and recommendations contained within the Preliminary Ecological Appraisal & Habitat Enhancement Plan dated 30th January 2025 and the details contained within the Reasonable Avoidance Measures for GCN document. The mitigation and compensation measures hereby approved shall be fully implemented prior to first use of the development and during the development process.

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4. The development hereby permitted shall not be first used until the measures to deliver net benefit for biodiversity (NBB)/enhancement measures outlined within the Preliminary Ecological Appraisal dated January 2025 and in particular as shown on Maps 3a and 3b of that document have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

5. The dog exercise field area hereby approved shall operate using a booking system whereby only one customer shall be permitted to use the area at one time. A booking register shall be made available for inspection by the local planning authority upon request.

6. The development hereby permitted shall be used in connection with the agricultural enterprise known as Rackery Farm and shall at no time be sold off as a separate business or used separately.

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. In order to protect wildlife interests in accordance with Policies DM1 and SP14, NE1 and NE2 of the Wrexham Local Development Plan.

4. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

5. In the interests of highway safety and to ensure that adequate parking is available at the site, having regard to Policies DM1 and T1 of the Wrexham Local Development Plan.

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6. In order to ensure that the development remains as agricultural diversification as stated in the approved documents, having regard to Policy EM4 of the Wrexham Local Development Plan.

Note(s) to applicant

All works in relation to the implementation of this permission, including deliveries to and /or leaving the site, should be undertaken only between the hours of 07.30 to 18.00 Monday to Friday, 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60 Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

The applicant is further advised that any complaints received relating to noise of any type from the development may also be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints. This is done under the Statutory Nuisance provisions provided within the Environmental Protection Act 1990, and legal action may be taken where appropriate.

The applicant must adhere to the times given above wherever possible. If, however, there are urgent or unavoidable circumstances requiring work outside of the specified times, permission to proceed may be sought by contacting Environmental Health & Housing Standards at healthandhousing@wrexham.gov.uk or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.

There should be no burning of dog faeces at the site.

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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The Applicant is advised that under the dust from construction and / or demolition activities can be judged to be causing a statutory nuisance to neighbouring properties. A legal notice can be served requiring that any dust nuisance is abated, and failure to comply with the requirements of the notice can result in prosecution. The applicant should contact the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.

The development is adjacent to a public right of way and the applicant should ensure that the footway is not interfered with. Further guidance can be obtained by contacting the Council's Rights of Way Officer on 01978 792761.



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