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 & Mrs M Wakefield

Reference P/2025/0076

Agent Mr Rob Lee
The Firs, Bunbury Lane, Bunbury, TARPORLEY, United Kingdom, CW6 9QZ

Date Received 29/01/2025

Decision Date 14/05/2025

Town and Country Planning Act, 1990

Location of Application

THE BARN HIGHER BERSE HALL, HIGHER BERSE ROAD, SOUTHSEA, WREXHAM, LL11 6PW

Description of Application

FFURFIO MILODFA / FORMATION OF MENAGE

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

National Policies and Technical Advice Notes (TAN):

Future Wales Policy 1 - Where Wales will grow
TAN 12 : Design
TAN 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
NE1 - International and National Nature Conservation Designations
SP12 - Design Principles & Masterplanning Framework
SP19 - Green Infrastructure
SP2 - Location of Development
NE5 - Special Landscape Areas

Revision	Date	Description of Decision
0	14/05/2025	Planning permission issued

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Decision Date 14/05/2025

Particulars of decision : GRANTED subject to the following:-

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): A-408-01 REV B

2. The development hereby approved shall cease to operate and the land shall be restored to its former state if by the end of the next available planting season (November to February) the measures to deliver net benefit for biodiversity (NBB) shown on dwg no. A-408-10 REV B have not been implemented in full. The hedge shall contain a minimum of 5 species and should consist of 60cm+ bare-rooted transplants of at least 4 native species, planted 6 plants per metre in a double staggered row. The hedge must be watered for the first summer or any dry period in the first 12 months and weeds shall be controlled for at least 2 seasons. Any stock that dies within the first year shall be replaced.

3. The menage shall be used only for private use of horse's incidental to the enjoyment of the dwelling house known as The Barn, Higher Berse Hall and shall not be used for livery or any commercial purpose.

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. In order to protect the amenity of the surrounding area.

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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Agent Mr Rob Lee
The Firs, Bunbury Lane, Bunbury, TARPORLEY, United Kingdom, CW6 9QZ

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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