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 Chris Gash

Agent Mrs Wendy Britner
Blueprint Architectural Services, Redwither Tower, Redwither Business Park, Wrexham, United Kingdom, LL13 9XT

Reference P/2025/0151

Date Received 19/02/2025

Decision Date 22/05/2025

Town and Country Planning Act, 1990

Location of Application

CAE FFYNNON, HOLT ROAD, LLAN Y PWLL, WREXHAM, LL13 9SA

Description of Application

ADDASU BLOC STABLAU I FOD YN GATHDY

CONVERSION OF STABLE BLOCK TO CATTERY

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

National Policies and Technical Advice Notes (TAN):
TAN 12 : Design

Wrexham Local Development 2013 – 2028:
DM1 - Development Management Considerations
EM4 - Employment Development Outside of Settlement Limits
NE2 - Local Designations for Nature Conservation and Geological Importance
NE6 - Waste Water Treatment and River Water Quality
SP14 - Natural Environment
T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	22/05/2025	Planning permission issued

Particulars of decision: GRANTED subject to the following:-

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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): Gl04/003 Rev A and Gl04/004 Rev B.

3. The external surfaces of the building(s) shall be constructed of the materials specified on plan reference Gl04/003 Rev A.

4. This permission shall not be for the benefit of the land but shall operate for the benefit of Chris Gash and Aime Gash, whilst they reside at the property known as Cae Ffynnon, Holt Road, Wrexham, and immediately on the discontinuance of his/her/their occupation of that land, the use shall cease and be permanently abandoned. The land shall be restored to its previous condition not later than one month after that date. No staff other than the named occupiers of the site shall be employed at the Cattery hereby approved.

5. No kitchen, WC, washing or any other wastewater generating facilities of any kind shall be permitted within the application site.

6. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on plan reference Gl04/003 Rev have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

7. No use of the development shall be made before 7.30 am or after 8pm on any day.

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8. The rating level of any noise generated by reason of this development shall not exceed the pre-existing background level at any time. The noise levels shall be determined at nearby noise sensitive premises, and measurements and assessment shall be made in accordance with BS4142:2014 Methods for Rating and Assessing Industrial and Commercial Sound (or any Guidance revoking or re-enacting that Guidance with or without modification).

9. Prior to first use of the development hereby permitted the vehicular access shall provide visibility splays of 2.4 x 136 metres to the West and 2.4 x 120 metres to the East measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

10. The vehicular parking area as shown on the plans(s) numbered Gl04/004 Rev B shall be fully laid out, surfaced and drained prior to first use of the development. This area shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

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.

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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 ensure that the development continues to comply with local planning polices DM1, T1, NE2 and NE6 of the Wrexham Local Development Plan.

5. To protect the integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment and River Dee and Bala Lake SAC in accordance with Policies NE2, NE6 and DM1 of the Wrexham Local Development Plan.

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

7. To protect the amenities of the occupiers of nearby properties in accordance with Policy DM1 of the Wrexham Local Development Plan.

8. To protect the amenities of the occupiers of nearby properties in accordance with Policy DM1 of the Wrexham Local Development Plan.

9. To ensure that adequate visibility is provided at the proposed point of access to the highway in accordance with Policy DM1 of the Wrexham Local Development Plan.

10. To provide for the parking of vehicles clear of the highway in accordance with Policies DM1 and T1 of the Wrexham Local Development Plan

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Note(s) to applicant

Following the commencement of Schedule 3 of the Flood and Water Management Act, the works as proposed are required to obtain approval from the SuDS Approving Body (SAB) prior to commencement of those construction works. Further details of the SAB, the new national standards, the pre-application advice service and the application for approval process can be found on the Wrexham CBC's SAB webpage: https://www.wrexham.gov.uk/english/planning_portal/sab/sab.htm or by contacting the SAB Team directly at SAB@wrexham.gov.uk

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.

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Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:
- Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;
- Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of the notice can result in prosecution;
- Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. 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 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.

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