

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 B Ryder

Reference P/2024/1460

Agent Mr Stuart Gilbert
28-30, Grange Road
West, Birkenhead,
CH41 4DA

Date Received 25/09/2024

Decision Date 29/05/2025

Town and Country Planning Act, 1990

Location of Application

PEAR TREE HOUSE, TALLARN GREEN, MALPAS, SY14 7LJ

Description of Application

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

National Policies and Technical Advice Notes (TAN):

TAN5 – Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

- DM1 - Development Management Considerations
- NE2 - Local Designations for Nature Conservation and Geological Importance
- NE6 - Waste Water Treatment and River Water Quality
- SP12 - Design Principles & Masterplanning Framework
- SP14 - Natural Environment
- SP19 - Green Infrastructure
- SP2 - Location of Development

Revision	Date	Description of Decision
0	29/05/2025	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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1. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
 - Location/Block Plan - Drawing ref: 490-1-PLN-001 Revision A;
 - Proposed Plans & Elevations - Drawing ref: 490-1-PLN-002 Revision A;
 - Proposed Elevations - Drawing ref: 490-1-PLN-003 Revision A;
 - Site Cross Section - Drawing ref: 490-1-PLN-004 Revision #;
 - Supporting Statement by Level 2 Architects;
 - Preliminary Ecological Appraisal by ProHort, Version 4, Ref: Q13276.
2. The measures to deliver net benefit for biodiversity (NBB) outlined in the Preliminary Ecological Appraisal Version 4 Ref: Q13276, Section 4.2: 'Recommendations for biodiversity enhancement' shall have been implemented in full no later than the 31st March 2026. The measures shall thereafter be maintained for the lifetime of the development.
3. The stable block hereby permitted shall be used only for private stabling incidental to the enjoyment of the dwelling house known as Pear Tree House, Tallarn Green, Malpas, SY14 7LJ 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 the interests of highway safety, having regard to Policy DM1 of the Wrexham Local Development Plan.

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Note(s) to applicant

There should be no burning of manure and soiled horse bedding at the site.

Any manure produced must be managed (storage and application to land) in line with The Code of Good Agricultural Practice (CoGAP) for the Protection of Water, Soil and Air for Wales - [Code of good agricultural practice | GOV.WALES](#)

The applicant should also comply with and adhere to Pollution Prevention Guidance 24: <https://www.netregs.org.uk/media/1413/gpp-24-final-3.pdf>.

As outlined in Section 4.1 of the Preliminary Ecological Appraisal, the creation of rubble, soil or brash piles should be avoided where possible as these can be used by hedgehogs, reptiles and amphibians. The use of artificial lights between dusk and dawn should also be avoided/minimised where possible.

A handwritten signature in black ink, appearing to read 'DF', located below the main text.

David Fitzsimon

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