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Planning Statement



Statement prepared for:

Mr Niel Benson
Coniston,
Wynnstay lane,
Marford,
Wrexham.
LL12 8YA

Statement required for:

Proposed removal of Condition 5 associated with planning application P/2024/1353.

1.0 Brief

1.1 This planning statement was produced by Blueprint Architectural Services on behalf of Mr Benson to support the application for removal of a planning condition following consent to replace/extend an existing sable block.

1.2 As can be seen on the photo provided part of the proposal is above an existing stable base which was removed by the applicant due to it being in a poor state of disrepair.

1.3 The application made under reference no P/2024/1353 replaced and extended these existing stables to provide a usable and functional space once more for the land they serve.

1.4 On receipt of the approval condition 5 was noted as restrictive and something that historically has been done at the site since at least 2010. The site has been leased out to other individuals not residing in Coniston for private stabling.

1.5 The purpose of this document is to justify the removal of condition 5 and confirm the site is not to be used as a large commercial operation.

2.0 Site History

2.1 Prior to Mr Benson taking ownership of the site, the stables have been let out to private individuals to stable/graze their horses.

2.2 Appendix A (to be kept out of the public domain) confirms a contract between an individual and the previous owner Mr Edwards dating back to 2010 this confirms no vehicles are to be left on site and that the site is to be kept clean and tidy.

2.3 This contract has been honoured by Mr Benson following his acquisition of the land.

2.4 Due to the length of time the stables have been used in this manner its not thought the slight additional space created by the extended element proposed would affect traffic movements to and from the site.

2.5 There is no record of any issues or accidents caused by the use of the land since 2010. Although we have no physical evidence we are informed the land was used for this purposed for a significant period prior to 2010 by private individuals leasing the stables/grazing land.

3.0 Original Proposal For Extended Stables.

3.1 Plans where prepared in 2024 to support the additional floor space and extended floor area proposed to the stable block.

3.2 As noted on the supplied existing drawings there are 2 concrete slabs which did support stables which served the land. Due to their deterioration, these units where removed leaving the concrete bases in place which were evident and surveyed by the team.

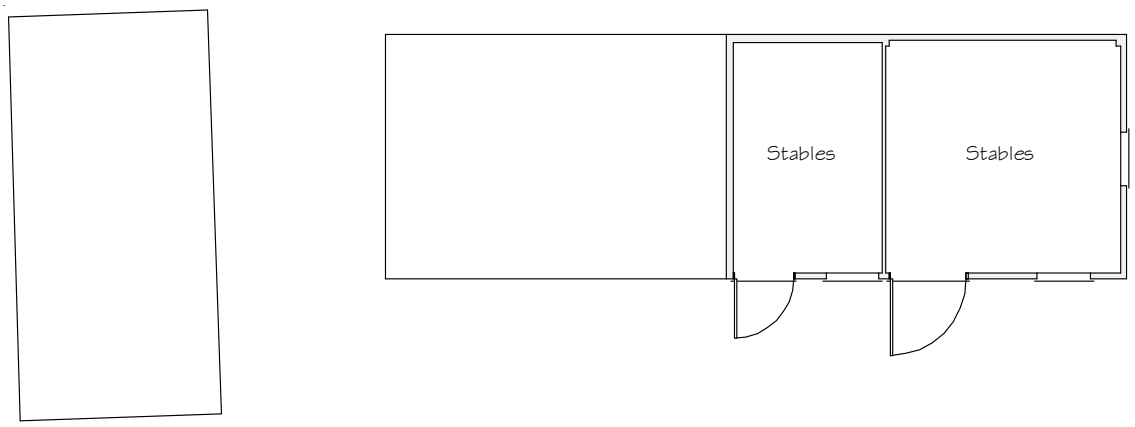
3.3 We have provided photographic evidence together with the existing plans which documents the concrete slabs that were in situ on date of survey back in June 2024.

3.4 The increase in size of stables from the original is minor, with no associated restrictive condition attached to the site prior to obtaining permission under P/2024/1353.



Photos from Survey

3.5 The nucleus of buildings is very similar to the existing with units attached to one another as opposed to being detached structures. This can be see on the existing floor plan supplied with application P/2024/1353, concrete slabs noted as rectangle boxes.



Floor Plan 1:50

Existing Floor Plan

4.0 Conclusion

4.1 We feel this application to remove the condition associated with permission P/2024/1353 should be fully supported by the LPA.

4.2 As stated in **2.2** of this document the land/stables have been rented out since 2010 to an individual not residing in Coniston. There is no record or reason to believe the removal of condition 5 will cause harm, be detrimental to the area or create safety concerns for road users.

4.3 Due to the increase of footprint of the original stable block being 25m² this increase is extremally minor, any changes in traffic due to the enlarged footprint will be insignificant.

Document Prepared by:
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on behalf of Blueprint Architectural Services Ltd