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 Hockenhull

Reference P/2025/0086

Agent Mr Gwyn Humphreys
Mercian House, 9
Darwin Court, Oxon
Business Park,
Shrewsbury, United
Kingdom, SY3 5AL

Date Received 31/01/2025

Decision Date 03/06/2025

Town and Country Planning Act, 1990

Location of Application

HILLSIDE FARM, WILLINGTON, MALPAS, SY14 7LY

Description of Application

ADEILADU STORFA SLYRI

CONSTRUCTION OF SLURRY STORE

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

National Policies and Technical Advice Notes (TAN):

TAN 12 : Design
TAN 23 : Economic Development
TAN 24 : The Historic Environment
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
NE1 - International and National Nature Conservation Designations
NE6 - Waste Water Treatment and River Water Quality
SP8 - Economic Growth, Employment and Enterprise
SP12 - Design Principles & Masterplanning Framework
SP14 - Natural Environment
SP15 - Historic and Cultural Environment
SP19 - Green Infrastructure
SP2 - Location of Development

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Decision Date 03/06/2025

Revision	Date	Description of Decision
0	03/06/2025	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):
   - Location Plan, Drawing no: 80088/GH/001;
   - Proposed Block Plan, Drawing no: 80088/GH/003;
   - Biodiversity Enhancement Plan, Drawing no: 80088/GH/004 Revision C;
   - Proposed Plan, Drawing no: 80088/GH/100;
   - Proposed Elevation, Drawing no: 80088/GH/101;
   - Planning Statement by Roger Parry & Partners dated January 2025;
   - Preliminary Ecological Appraisal ref: UES04859/01 dated 19th March 2025;
   - Great Crested Newt Impact Assessment ref: UES04859/04 dated 22nd May 2025.

3. The development shall be carried out in strict accordance with the mitigation measures and the RAMs contained within Section 4 of the Preliminary Ecological Appraisal ref: UES04859/01 and in strict accordance with the recommendations contained within the Great Crested Newt Impact Assessment ref: UES04859/04.

4. The development hereby permitted shall not be first used until the measures to deliver net benefit for biodiversity (NBB) shown on Drawing no: 8088/GH/004 Revision C have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

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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5. Prior to the commencement of development, details of the Ecological Clerk of Works (ECoW) overseeing the Great Crested Newt method statement (RAMs) shall be submitted to and approved by the Local Planning Authority.

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

Note(s) to applicant

The applicant is advised that it is a requirement to notify NRW of any substantial changes to the proposed development at least 14 days before construction begins. Further information on what is required is available here Natural Resources Wales / Silage, slurry and other livestock manure storage

The slurry should be applied to land in accordance with a suitable manure management plan (MMP) based on an underlying nutrient management plan (NMP). The Code of Good Agricultural Practice (COGAP) has standard formats for the MMP and associated NMP.

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

Applicant Hockenhull

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The structure should be designed and built by a suitably qualified engineer to meet the standards set in the Regulations and BS 5502 (Building and Structures for Agriculture Code of Practice for Design, Construction and Loading).

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