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 A Sadowski & Sons
Adam Sadowski

Agent Mr William Evans
Lambourne House,
Pont-Y-Blew, Chirk,
United Kingdom , LL14 5BH

Reference P/2025/0447

Date Received 02/06/2025

Decision Date 26/06/2025

Town and Country Planning Act, 1990
Town and Country Planning (General Permitted Development) Order 1995
Schedule 2, Parts 6 and 7

Location of Application

LAND WEST OF BRICKYARD BUNGALOW, LIGHTWOOD GREEN, OVERTON, WREXHAM, LL13 0HT

Description of Application

HYSBYSIAD CYN CODI SIED AMAETHYDDOL AR GYFER STORIO GWAIR A GWELLT / PRIOR NOTIFICATION FOR ERECTION OF AGRICULTURAL SHED FOR STORAGE OF HAY AND STRAW

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

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

Wrexham Local Development 2013 – 2028:
PS1 Broad Location of Development (Settlement Limits)
PS2 Broad Location of Development (Not materially affect countryside, landscape, townscape, open space, natural environment)
GDP1 Development Objectives (General Development Principles)

Wrexham County Borough Council hereby determines that approval is GIVEN for the siting, design and external appearance of the above mentioned development in accordance with the plans / details submitted and subject to the following conditions:-

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 A Sadowski & Sons
Adam Sadowski

Agent Mr William Evans
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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): Location Plan, Site Plan 10566-PL, Proposed Elevations North & South 10566-E, Proposed Elevations East and West and Floor Plan 10566-PL, Design and Access Statement and within the Application Form.

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.

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