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 JF & AA Owen

Reference P/2025/0161

Agent Halls Holdings Ltd
Halls Holdings House,
Bowmen Way,
Battlefield,
Shrewsbury, United
Kingdom, SY43DR

Date Received 20/02/2025

Decision Date 30/06/2025

Town and Country Planning Act, 1990

Location of Application

CARREG Y FFRANC, BANGOR ROAD, OVERTON, WREXHAM, LL13 0HL

Description of Application

ADEILADU 2 GLADDFA SILWAIR A'R HOLL WAITH CYSYLLTIEDIG

CONSTRUCTION OF 2 NO SILAGE CLAMPS AND ALL ASSOCIATED WORKS

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 6 : Planning for Sustainable Rural Communities

Development Plan:

UDP Policy PS1 – The Broad Location of Development
UDP PS2 - The Broad Location of Development
UDP PS4 - The Broad Location of Development
UDP Policy PS11 - Biodiversity
UDP Policy GDP1 - Development Objectives
UDP Policy EC4 – Trees, Woodland and Hedgerows
UDP Policy EC6 - Biodiversity Conservation
UDP Policy EC14 - Protection of Controlled Waters
UDP Policy T1 - Managing Transport Impacts
UDP Policy EC3 – Agricultural Buildings

Revision	Date	Description of Decision
0	30/06/2025	Planning permission issued

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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):
   - 12554-004 Rev A
   - 12554-005 Rev B
   - 12554-003
   - 12554-200
   - 12554-201

3. The external surfaces of the building(s) shall be constructed of the materials specified on plan refs:
   - 12554-200
   - 12554-201

4. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (Tree and Hedge Planting) shown on plan reference 12554-044 Rev A have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

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.

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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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 PS2 and GDP1 of the Wrexham Unitary Development Plan.

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

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