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 Mr Martinez

Agent Mr Geralllt Davies
1, Berriew Street,
Welshpool, United
Kingdom, SY21 7SQ

Reference P/2025/0278

Date Received 19/03/2025

Decision Date 01/07/2025

Town and Country Planning Act, 1990

Location of Application

LAND AT, HIGHER LANES, ISCOYD, WHITCHURCH, SY13 3AZ

Description of Application

CODI STORFA DAIL

ERECTION OF MANURE STORE

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
TAN6 - Planning for sustainable communities
TAN12 - Design
TAN23 - Economic development
TAN24 - The historic environment

Development Plan:
UDP PS1 - The Broad Location Of Development
UDP PS2 - The Broad Location of Development
UDP PS4 - The Broad Location of Development
UDP Policy PS6 - Employment
UDP Policy PS11 - Biodiversity
UDP Policy GDP1 - Development Objectives
UDP Policy EC3 - Agricultural Buildings

Revision	Date	Description of Decision
0	01/07/2025	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

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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):
   - 80273/GD/003
   - 80273/GD/004
   - 80273/GD/100 Rev A
   - Reasonable Avoidance Measures, Application for proposed manure store at High Lanes, Isycoed, Whitchurch, Wrexham, SY13 3AZ, prepared on behalf of Mr. G. Martinez

3. The external surfaces of the building(s) shall be constructed of the materials specified on plan reference 80273/GD/100 Rev A

4. The development shall be carried out in accordance with the approved RAMs scheme reference: Reasonable Avoidance Measures, Application for proposed manure store at High Lanes, Isycoed, Whitchurch, Wrexham, SY13 3AZ, prepared on behalf of Mr. G. Martinez.

5. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on plan reference 80273/GD/004 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.

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2. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

4. In order to protect wildlife interests in accordance with Policies GDP1, PS11, EC4, EC5 and EC6 of the Wrexham Unitary Development Plan.

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

Note(s) to applicant

Any slurry (as defined under CoAPR) generated must be stored in compliance with the construction and capacity requirements in CoAPR. All manure (and/or slurry) produced should be stored and used in compliance with The Water Resources (Control of Agricultural Pollution) (Wales) Regulations 2021, Natural Resources Wales / How to use manures and slurries appropriately and Code of Good Agricultural Practice guidance.

David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wrecsam
Chief Officer Economy and Planning, Wrexham County Borough Council

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Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council