

In pursuance of its powers under the Acts and 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	MR ANTHONY HUNT	Code Number	HAN P/2023/0018
Agent	J BARGIEL ARCHITECTURAL CONSULTANTS MR JAN BARGIEL 2 CHURCH MEWS LLANFAIR DYFFRYN CLWYD LL15 2RJ	Date Received	23/11/2022
		Decision Date	31/03/2023

Town and Country Planning Act, 1990

Location of application

STABLEHOUSE, THE PANT FARM, HANMER, WREXHAM, SY13 3DS

Description of application

CODI UNED A FFRAM BREN YN ATODOL I'R PRIF ANNEDD /
ERECTION OF TIMBER FRAMED OVERSPILL UNIT ANCILLARY TO THE
MAIN DWELLING

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

EC6	Biodiversity Conservation
GDP1	Development objectives
PS2	

Revision	Date	Description of Decision
0	31/03/2023	Planning permission issued

Particulars of decision that permission be GRANTED Subject to the following:-

Condition(s)

1. The development hereby approved shall not be used other than by members of the same family as occupying the existing main dwelling known as 'Stablehouse, The Pant Farm SY13 3DS' and shall at no time be used as a separate / independent dwelling.
2. Floor plan shall be laid out in strict accordance with approved plan ref: 23/01 and shall thereafter not be changed. For the avoidance of doubt no kitchen, cooking or washing facilities or any other waste/foul water generating facilities, other than the bathroom already shown on the plan, shall be installed / used within the building hereby approved

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3. The development shall not be occupied until a scheme of Net Biodiversity Benefit has been submitted to and approved in writing by the Local Planning Authority, to include timetable(s) for implementation of the scheme and a scheme of long term management and maintenance. The approved scheme shall thereafter be implemented in full in accordance with the approved timetable(s). The measures for Net Biodiversity Benefit shall thereafter be permanently retained and managed and maintained in accordance with the approved scheme of long term management and maintenance.
4. No facing or roofing materials shall be used other than those identified within the correspondence received Friday 31st March 2023.

Reason(s)

1. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan
2. To ensure that the building remains ancillary to the main dwelling and to protect the River Dee SAC from the adverse effects of pollution in accordance with Policies H5, GDP1 and EC6 of the Wrexham Unitary Development Plan.
3. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 11.
4. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.

Note(s) to applicant

The applicant is advised that in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to Natural Resources Wales website for further details.

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Number
Date 23/11/2022
Received

Decision 31/03/2023
Date



David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio
Chief Officer Economy and Planning

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm