

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	JONES	Code Number	MAE P/2023/0296
Agent	MISS AMY THOMAS ROGER PARRY & PARTNERS LLP 1 BERRIEW STREET WELSHPOOL SY21 7SQ	Date Received	28/04/2023
		Decision Date	19/04/2024

Town and Country Planning Act, 1990

Location of application

BRYN ABER, LIGHTWOOD GREEN, OVERTON, WREXHAM, LL13 0HS

Description of application

HYSBYSIAD CYN CODI ADEILAD AMAETHYDDOL AR GYFER CADW PEIRIANNAU AMAETHYDDOL (RHANNOL OL-WEITHREDOL) / ERECTION OF AGRICULTURAL BUILDING FOR STORAGE OF AGRICULTURAL MACHINERY (PARTLY IN RETROSPECT)

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

DM1	Development Management Considerations
FW	Future Wales: The National Plan 2040
NE5	Special Landscape Areas
PPW	Planning Policy Wales (Edition 12)
SP14	Natural Environment
SP15	Historic and Cultural Environment
SP2	Location of Development
T1	Managing Transport Impacts
TAN 24	The Historic Environment
TAN 5	Nature Conservation and Planning
TAN 6	Planning for Sustainable Rural Communities

Revision	Date	Description of Decision
0	19/04/2024	Planning permission issued

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

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Condition(s)

1. The development shall be carried out in accordance with the following approved plans and documents:
 - Application Form [Dated: 28/04/2024]
 - Dwg No: 77665 / AT / 001 - Location Plan
 - Dwg No: 77665 / AT / 003 - Proposed Block Plan
 - Dwg No: 77665 / AT / 101 - Proposed Elevations
 - Dwg No: 77665 / AT / 100 - Proposed Plan
 - Dwg No: 77665 / AT / 003 - Biodiversity Net Benefit Plan
2. The measures for net biodiversity benefit as outlined on approved dwg no: 77665 / AT / 003 shall be fully implemented within 3 months of the date of this permission, and shall be retained thereafter for the lifetime of the development.
3. The building hereby approved shall be used only for the storage of agricultural machinery and implements, and not for any other purpose.

Reason(s)

1. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
2. To ensure the development delivers net benefit to biodiversity in accordance with Policy 9 of Future Wales and Paragraph 6.4.5 of Planning Policy Wales (Edition 12).
3. In the interests of the natural environment and to ensure the Local Planning Authority retains control over the use of the building in accordance with the requirements of Policy SP14 of the Wrexham Local Development Plan.

Note(s) to applicant

Following the commencement of Schedule 3 of the Flood and Water Management Act, the works as proposed are required to obtain approval from the SuDS Approving Body (SAB) prior to commencement of those construction works. Further details of the SAB, the new national standards, the pre-application advice service and the application for approval process can be found on the Wrexham CBC's SAB webpage:

Applicant JONES

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ROGER PARRY &
PARTNERS LLP
1 BERRIEW STREET
WELSHPOOL
SY21 7SQ

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https://www.wrexham.gov.uk/english/planning_portal/sab/sab.htm or by
contacting the SAB Team directly at SAB@wrexham.gov.uk.



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.