

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	MR JONATHAN LATHAM	Code Number	OVE P/2024/0022
Agent	MR ROBERT JONATHAN LATHAM WHOOTERS LODGE OSWESTRY ROAD OVERTON WREXHAM LL13 0LG	Date Received	27/12/2023
		Decision Date	22/05/2024

Town and Country Planning Act, 1990

Location of application

LAND ADJOINING WHOOTERS LODGE, OSWESTRY ROAD, OVERTON, WREXHAM, LL13 0LG

Description of application

CADW A DEFNYDD PARHAOL AR GYFER GASEBO, GLANFA, PONT A THY COEDEN MEWN CYSYLLTIAD Â GWARDHODFA NATUR A GAFODD GANIATÂD DROS DRO YN FLAENOROL O DAN GYFEIRIF P/2018/0425 / RETENTION AND CONTINUED USE OF GAZEBO, JETTY, BRIDGE AND TREE HOUSE IN CONNECTION WITH NATURE RESERVE PREVIOUSLY GRANTED TEMPORARY PERMISSION UNDER REF NO P/2018/0425

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
NE3	Trees, Woodlands and Hedgerows
NE5	Special Landscape Areas
SP14	Natural Environment
SP15	Historic and Cultural Environment

Revision	Date	Description of Decision
0	22/05/2024	Planning permission issued

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

Condition(s)

1. The development shall only be retained in strict accordance with the details shown on the drawings approved in connection with planning permission ref: P/2018/0425.

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2. This permission shall not be for the benefit of the land but shall operate for the benefit of the applicant, Mr Jonathan Latham, whilst he is owner / occupier of the application site. Should the applicant cease to own / occupy the land, the structures shall be permanently removed from the land no later than one month after that date.
3. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any statutory instrument revoking and re-enacting that Order with or without amendment), no part of the premises shall be used except for the precise purposes described in the application plans and documents. The tree house shall at no time be occupied as a residential dwelling.

Reason(s)

1. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
2. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policy DM1 of the Wrexham Local Development Plan.
3. To ensure that the development complies with policy SP2 of the Local Development Plan.



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