

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 GERALD MOORE	Code Number	OVE P/2021/1033
Agent	MRS ANNE NETHERWOOD ANNE NETHERWOOD CHARTERED ARCHITECT 11 COTTAGE FIELDS ST MARTINS OSWESTRY SY11 3EJ	Date Received	25/10/2021
		Decision Date	24/10/2023

Town and Country Planning Act, 1990

Location of application

MAES LEWIS MOORE, KNOLTON, OVERTON, WREXHAM, LL13 0LE

Description of application

GOSOD CARTREF TEITHIOL / INSTALLATION OF A MOBILE HOME

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

EC5	Special Landscape Areas
EC6	Biodiversity Conservation
GDP1	Development objectives
H5	Housing in the countryside
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	24/10/2023	Planning permission issued

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

Condition(s)

1. The mobile home shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Maes Lewis Moore, Knolton, LL13 0LE
2. The foul drainage for the development shall be retained in strict accordance with drawing no. A102 received on 4 October 2023.

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Reason(s)

1. In the interests of protecting the integrity of the River Dee and Bala Lake SAC, highway safety and to protect the countryside from inappropriate development in accordance with policies EC6, GDP1 and H5 of the Wrexham Unitary Development Plan and policies SP14, NE1, NE6, DM1 and H7 of the draft Wrexham Local Development Plan.
2. To protect the integrity of the River Dee and Bala Lake Special Area of Conservation in accordance with policy EC6 of the Wrexham Unitary Development Plan and policies NE1 and NE6 of the draft Wrexham 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