

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 RICHARD GASKIN TG GASKIN AND SONS	Code Number	CHI P/2023 /0879
Agent	MISS ANNA GOLDIE HARVEY HUGHES 43 CASTLE STREET NORTHWICH CW8 1EY	Date Received	20/12/2023
		Decision Date	17/01/2024

Town and Country Planning Act, 1990
Town and Country Planning (General Permitted Development) Order
1995 Schedule 2, Parts 6 and 7

Location of application

PEN Y PARC FARM, BLACK PARK, CHIRK, WREXHAM, LL14 5AX

Description of application

HYSBYSIAD YMLAEN LLAW AR GYFER CODI ADEILAD AMAETHYDDOL AC YMESTYN CLADDFA SILWAIR BRESENNOL / PRIOR NOTIFICATION FOR ERECTION OF AGRICULTURAL BUILDING AND EXTENSION OF EXISTING SILAGE CLAMP

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

SP14 Natural Environment

NE1 International and Nationally Designated Nature Conservation Sites

DECISION

Wrexham County Borough Council hereby determines that prior approval is required for the siting, design and external appearance of the above mentioned development and that approval for the development is **REFUSED** for the following reason:

Reason

The site lies within the catchment of the River Dee Special Area of Conservation (SAC). The proposed new building and extension to silage clamp are intended to sustain an increase in stock numbers, which could lead to agricultural water pollution, potentially adding phosphorus to the SAC. This would be harmful to the SAC contrary to Policies SP14 and NE1 of the Wrexham Local Development Plan.

Note

The applicant is required to submit a full application for planning permission. The application shall be supported by a preliminary ecological appraisal, confirmation of stocking numbers and details of proposed manure management.



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.