

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



|                  |                                                                                                                                                           |                      |             |
|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-------------|
| <b>Applicant</b> | SOPHIE BARNSTON<br>ESTATE                                                                                                                                 | <b>Reference</b>     | P/2024/0277 |
| <b>Agent</b>     | FISHER GERMAN<br>SOPHIE BARNSTON<br>ESTATE<br>FISHER GERMAN,<br>INTERNATIONAL<br>HOUSE, KINGSFIELD<br>COURT, CHESTER<br>BUSINESS PARK,<br>CHESTER CH3 9RE | <b>Date Received</b> | 12/04/2024  |
|                  |                                                                                                                                                           | <b>Decision Date</b> | 30/09/2024  |

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### **Town and Country Planning Act, 1990**

#### **Location of Application**

WAREHOUSE CONERY LANE BRONINGTON WHITCHURCH WRECHAM SY13 3EZ

#### **Description of Application**

TRAWSNEWID ADEILAD AMAETHYDDOL I DOSBARTH B8 (STORFA) (ÔL-WEITHREDOL)

/ CHANGE OF USE OF BUILDING FROM AGRICULTURE TO CLASS B8 (STORAGE) (IN RETROSPECT)

In reaching this decision the Council has had regard to the following relevant policies: -

#### **National Policies and Technical Advice Notes (TAN):**

TAN 12 : Design

TAN 18 : Transport

TAN 5 : Nature Conservation and Planning

#### **Wrexham Local Development 2013 – 2028:**

DM1 - Development Management Considerations

EM4 - Employment Development Outside of Settlement Limits

NE1 - International and National Nature Conservation Designations

NE6 - Waste Water Treatment and River Water Quality

SP12 - Design Principles & Masterplanning Framework

SP14 - Natural Environment

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ESTATE

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T1 - Managing Transport Impacts

| Revision | Date       | Description of Decision    |
|----------|------------|----------------------------|
| 0        | 27/09/2024 | Planning permission issued |

**Particulars of decision : GRANTED subject to the following:-**

**Condition(s)**

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):  
  
[Existing and proposed elevations dwg no. PE01, Existing and proposed floor plans dwg no. FP01, Proposed site plan dwg no. PP01 REV A, Existing site plan dwg no. EP01 and Location plan dwg. no. LP01 Rev: B]
3. No collections or drop offs shall take place outside of the hours of 7:00hours and 20:00 hours.

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4. The use hereby permitted shall be restricted to class B8 storage of furniture for resale only and for no other use within the B8 use category.

5. The measures to deliver net benefit for biodiversity (NBB) detailed in the submitted Planning Statement (updated) shall be implemented in full within 1 month from the date of permission. The measures shall thereafter be maintained for the lifetime of the development.

### Reason(s)

1 To comply with Section 91(3) of the Town and Country Planning Act, 1990.

2 To comply with Section 91(3) of the Town and Country Planning Act, 1990.

3 To ensure that the residential amenities of nearby dwellings are protected from disturbance in accordance with Policy DM1 of the Local Development Plan.

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In the interest of retaining a degree of future control of the site.

4

To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

5

#### Note(s) to applicant

**David Fitzsimon**

***Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wreccsam  
Chief Officer Economy and Planning, Wrexham County Borough Council***

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

[Planning and building control | Wrexham County Borough Council](#)