

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 TIO DE ROSA	Code No	ERB P/2023/0726
Agent	MR GARETH STENT AFA PLANNING CONSULTANTS LTD UNIT1 NAILORS COURT THE SLIPWAY BACK OF AVON TEWKSBURY GLOUS GL20 5UR	Date Received	13/10/2023
		Decision Date	19/02/2024

Town and Country Planning Act, 1990
Section 73

Location of application

FOURTEEN ACRES, ERBISTOCK, WREXHAM, LL13 0DD

Description of application

TYNNU AMOD 3 O CANIATAD CYNLLUNIO 22125 (CYFYNGIAD AMAETHYDDOL) / REMOVAL OF CONDITION 3 OF PLANNING PERMISSION 2215 (AGRICULTURAL RESTRICTION)

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

FW	Future Wales: The National Plan 2040
H7	Housing in the Countryside
PPW	Planning Policy Wales (Edition 12)
SP1	Housing Provision
SP2	Location of Development
TAN 6	Planning for Sustainable Rural Communities

Revision	Date	Description of Decision
0	19/02/2024	Planning permission issued

Particulars of decision that permission be GRANTED.

Reason:

The occupancy restriction can no longer be enforced by the Local Planning Authority, and Condition 3 attached to reserve matters consent 22125 therefore no longer complies with the six tests for conditions as outlined within Welsh Government Circular 016/2014.

Applicant	MR TIO DE ROSA	Code No	ERB P /2023 /0726
Agent	MR GARETH STENT AFA PLANNING CONSULTANTS LTD UNIT1 NAILORS COURT THE SLIPWAY BACK OF AVON TEWKSBURY GLOUS GL20 5UR	Date Received	13/10/2023
		Decision Date	19/02/2024



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.