

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 DAVE SMITH	Code Number	LLR P/2024/0008
Agent	MR DAVE SMITH LYNDENE BLACKWOOD ROAD GARTH TREVOR WREXHAM LL20 7YL	Date Received	02/01/2024
		Decision Date	03/04/2024

Town and Country Planning Act, 1990

Location of application

LYNDENE, BLACKWOOD ROAD, GARTH, WREXHAM, LL20 7YL

Description of application

GOSOD UN PANEL SOLAR AR Y TIR / INSTALLATION OF 1 GROUND MOUNTED SOLAR PANEL

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
SP12	Design Principles & Masterplanning Framework
SP2	Location of Development

Revision	Date	Description of Decision
0	03/04/2024	Planning permission issued
1	27/06/2024	Discharge Of Condition 3 : NBB

Particulars of decision that permission be 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 approved drawing(s) numbered TQRQM23306193118979, and as contained within the application documentation.

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3. No development shall commence until a detailed plan to provide net benefit for biodiversity (NBB) has been submitted to and approved in writing by the Local Planning Authority. The measures shall be fully implemented as approved prior to the first beneficial use of the development and shall be retained thereafter for the lifetime of the development.

Condition 3 discharged P/2024/0275

4. The existing hedges along the southern site boundary shall be permanently retained for the lifetime of the approved development and shall not be cut down, grubbed out or otherwise removed or topped or lopped so that the height falls below 2 metres at any point without the prior written permission of the Local Planning Authority. If any parts of the hedges are removed without permission, die or become diseased, they shall be replaced by hedges of such size and species and within a timescale all to be approved in writing by the Local Planning Authority.
5. The solar array and any supporting infrastructure shall be fully removed from the site within 3 months of its decommissioning or the cessation of its use. The site shall thereafter be restored to its former condition.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
3. To ensure the development delivers net benefit to biodiversity in accordance with Policy 9 of Future Wales and Paragraph 6.4.5 of Planning Policy Wales (Edition 12).
4. To protect landscape features which are of significant amenity value in the area and which would ensure a satisfactory standard of appearance the development in accordance with Policies DM1, SP14 and NE3 of the Wrexham Local Development Plan.
5. In the interests of the visual amenities of the area and wider landscape, in accordance with Policies SP14 and DM1 of the Local Development Plan.

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Note(s) to applicant

This permission is granted subject to the above conditions. Some conditions may require your attention prior to you carrying out any work on the proposal. These conditions are known as ""conditions precedent"". You should be aware that it is important that you comply with any ""conditions precedent"". If you do not, then any work you undertake on the development subject of this permission would not have planning permission.



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

