

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 BENJAMIN CONWAY

Code No LGC P/2023/0842

Agent MR BENJAMIN CONWAY
2 CRONKBANE COTTAGE
CRONK Y VODDY
PEEL
ISLE OF MAN
IM6 1AZ

Date Received 27/11/2023

Decision Date 09/01/2024

Town and Country Planning Act, 1990

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

Location of application

LAND AT GRAIG Y PANDY WOODLAND, PANDY, LLANGOLLEN,
WREXHAM, LL20 7PD.

Description of application

HYSBYSIAD O FLAEN LLAW AR GYFER LÔN GOEDWIG ARFAETHEDIG /
PRIOR NOTIFICATION FOR PROPOSED FORESTRY TRACK

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
NE3	Trees, Woodlands and Hedgerows
NE5	Special Landscape Areas
SP12	Design Principles & Masterplanning Framework
SP13	Health and Wellbeing
SP14	Natural Environment
T1	Managing Transport Impacts

Wrexham County Borough Council hereby determines that prior approval is not required for the siting, design and external appearance of the above mentioned development. The development shall take place in strict accordance with the following condition(s).

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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) received 7/12/2023 and as contained within the application documentation.

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.

Note(s) to applicant

Natural Resources Wales advice:

During the construction phase you should take any precaution to prevent contamination of surface water drains and local watercourses. Oils and chemicals should be stored in bunded areas and spill kits should be readily available in case of accidental spillages.

For further guidance please refer to GPP 5 and PPG 6 at the following link:
Guidance for Pollution Prevention (GPP) documents | NetRegs |
Environmental guidance for your business



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

