

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	ERB P/2023/0256
Agent	MR GARETH STENT AFA PLANNING CONSULTANTS LTD UNIT 1 NAILORS COURT THE SLIPWAY BACK OF AVON TEWKESBURY GLOUCESTER	No Date Received	18/04/2023
		Decision Date	11/10/2023

Town and Country Planning Act, 1990
Section 73

Location of application

FOURTEEN ACRES, ERBISTOCK, WREXHAM, LL13 0DD

Description of application

TYNNU AMOD 4 O GANIATAD CYNLLUNIO RHIF 18802 (CYFYNGIAD DEILIADAETH AMAETHYDDOL) / REMOVAL OF CONDITION 4 OF PLANNING PERMISSION CODE NUMBER 18802 (AGRICULTURAL OCCUPANCY RESTRICTION)

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

FW	Future Wales: The National Plan 2040
H5	Housing in the countryside
H6	Residential occupancy conditions
PPW	Planning Policy Wales (Edition 11)
PS1	Settlement limits
TAN 6	Planning for Sustainable Rural Communities

Revision	Date	Description of Decision
0	11/10/2023	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 4 attached to outline planning permission 18802 therefore no longer complies with the six tests for conditions as outlined within Welsh Government Circular 016/2014.

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Note(s) to applicant

Please note, the occupancy restriction placed upon Reserved Matters approval reference: 22125 remains in place.



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.