

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 IAN FANCE	Code No	OVE P/2024/0112
Agent	MR IAN FANCE HORNBY LANE WINWICK WARRINGTON CHESHIRE WA2 8LJ	Date Received	13/02/2024
		Decision Date	22/03/2024

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 HORSESHOE WOOD, KNOLTON BRYN, OVERTON, WREXHAM, LL13 0LF.

Description of application

HYSBYSIAD O FLAEN LLAW AR GYFER CODI ADEILAD AT DDIBENION COEDWIGAETH A CHADW OFFER / PRIOR NOTIFICATION FOR THE ERECTION OF BUILDING FOR FORESTRY PURPOSES AND STORAGE OF EQUIPMENT.

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
NE1	International and National Nature Conservation Designations
NE2	Local Designations for Nature Conservation and Geological
NE3	Importance
NE6	Trees, Woodlands and Hedgerows
SP11	Waste Water Treatment and River Water Quality
SP12	Transport and Accessibility
SP13	Design Principles & Masterplanning Framework
SP14	Health and Wellbeing
SP2	Natural Environment
	Location of Development

Wrexham County Borough Council hereby determines that approval is GIVEN for the siting, design and external appearance of the above mentioned development in accordance with the plans / details submitted and subject to the following conditions:-

Applicant MR IAN FANCE

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Agent MR IAN FANCE
HORNBY LANE
WINWICK
WARRINGTON
CHESHIRE
WA2 8LJ

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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 received 19/2/2024 and as contained within the application documentation.
3. The Local Planning Authority shall be given prior notice of the commencement of development

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 comply with the provisions of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Note(s) to applicant

Planning permission will be required for any non-forestry use of the building including residential or other business use.

A handwritten signature in black ink, appearing to read 'David Fitzsimon'.

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