

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	LGC P /2024 /0215
Agent	MR BENJAMIN CONWAY 2 CRONKBANE COTTAGES CRONK - Y- VODY PEEL ISLE OF MAN IM6 1AZ	Number Date Received	02/04/2024
		Decision Date	30/4/2024

Town and Country Planning Act, 1990
Town and Country Planning (General Permitted Development) Order
1995 Schedule 2, Parts 6 and 7

Location of application

PANDY WOOD, PANDY, , WREXHAM, , LL20 7PD

Description of application

HYSBYSIAD CYN CODI ADEILAD COEDWIGAETH AR GYFER CADW
PEIRIANNAU / PRIOR NOTIFICATION FOR ERECTION OF FORESTRY
BUILDING FOR STORAGE OF MACHINERY

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
EM4	Employment Development Outside of Settlement Limits
NE1	International and National Nature Conservation Designations
NE2	Local Designations for Nature Conservation and Geological Importance
NE3	Trees, Woodlands and Hedgerows
NE5	Special Landscape Areas
NE6	Waste Water Treatment and River Water Quality
SP11	Transport and Accessibility
SP12	Design Principles & Masterplanning Framework
SP14	Natural Environment
SP19	Green Infrastructure
SP2	Location of Development
T1	Managing Transport Impacts

Wrexham County Borough Council hereby determines that prior approval is required for the siting, design and external appearance of the above mentioned development for the following reason(s):

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Reason(s)

1. The site is located within a Wildlife Site and a Special Landscape Area and full consideration of the proposed development and its impacts is required, under Policies SP14 and NE5 of the Wrexham Local Development Plan.
2. This is the latest of a series of prior approval applications for developments at the site and there is no current felling licence in place. Further justification of the need for an additional building at this time is required.



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