

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 DAVID LEWIS	Code Number	GLY P/2023/0220
Agent	MR DAVID LEWIS 8 MAES Y WERN DOLYWERN LL20 7BA	Date Received	02/09/2022
		Decision Date	19/12/2023

Town and Country Planning Act, 1990

Location of application

LAND SOUTH WEST OF MULBERRY INN, LLWYNMAWR, LLANGOLLEN, WREXHAM, LL20 7BB

Description of application

CODI STORFA A LLOCHES ANIFEILIAID AC ADDASIADAU I FYNEDIAD (OL-WEITHREDOL) / ERECTION OF ANIMAL SHELTER AND STORE AND ACCESS ALTERATIONS (IN RETROSPECT)

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

EC13	Surface water run-off
EC4	Hedgerows, Trees and Woodland
EC5	Special Landscape Areas
EC6	Biodiversity Conservation
GDP1	Development objectives
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	19/12/2023	Planning permission issued

Particulars of decision that permission be GRANTED

Subject to the following:-

Condition(s)

1. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s):
Location Plan
Floor plans and elevations
Photographs

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Site plan

Revised plan showing planting

and as contained within the application documentation.

2. The stables / store shall not be used for any commercial or business purposes.
3. The landscaping scheme approved as part of this application and shown on the approved site plan received 29 November 2023 shall be fully implemented in strict accordance with the following specification within the first planting and seeding season following the approval of this application:
 - a. The hedge shall comprise blackthorn *Prunus spinosa* (5%), hawthorn *Crataegus monogyna* (80%), dog rose *Rosa canina* (5%), field maple *Acer campestre* (5%), hazel *Corylus avellana* (5%) - British provenance 60-80cm bare rooted 1+1 transplants, with spiral rabbit guards.
 - b. They shall be planted in 2 staggered rows, 45cm apart with plants at 30cm spacing.
 - c. Species are to be planted in same species groups of 3 to 7 plants and the hedge will be protected with stock proof post and wire/netting erected 1m from planting, with planting on the public side of any boundary.
 - d. Planting shall be watered to full ground capacity on completion, maintained weed free within the first 3 years, any dead dying or failing to thrive planting replaced annually within the first 5 years and fencing maintained for a minimum of ten years.
 - e. The 2 proposed oak trees should be English Oak *Quercus Robur*, the height should be 180-240cm and the tree should have a 12-20 litre pot/rootball. The trees should be properly staked and protected from grazing.
4. The landscaping scheme as carried out in connection with condition no. 3 shall be retained for a minimum of 5 years. Within this timescale, any planting becoming severely damaged or seriously diseased, or is in poor physiological condition and/or are removed without the written permission of the Local Planning Authority shall be replaced with trees or shrubs of similar size and species to those originally required to be planted and within a timescale all to be submitted to and approved in writing by the Local Planning Authority.

Reason(s)

1. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.

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2. To safeguard the amenities of the locality
3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
4. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.

Note(s) to applicant

Your attention is drawn to Highway Supplementary Notes - 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.h
tm](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)

Natural Resources Wales advice:

Any manure produced should be managed (storage and application to land) in line with The Water Resources (Control of Agricultural Pollution) (Wales) Regulations 2021 and Code of Good Agricultural Practice guidance.

Transition periods apply for manure management and further guidance is available in The Water Resources (Control of Agricultural Pollution) (Wales) Regulations 2021: guidance for farmers and land managers | GOV.WALES.



David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio
Chief Officer Economy and Planning

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