

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	DM, PA, DJ AND EL SCOTT	Code Number	HAN P/2023/0365
Agent	MR S COLQUHOUN STRIGA BANK HANMER WHITCHURCH SY13 3BJ	Date Received	15/05/2023
		Decision Date	11/10/2023

Town and Country Planning Act, 1990

Location of application

HANMER MILL FARM, HORSEMANS GREEN, WHITCHURCH, SY13 3DT

Description of application

CODI TY GWAIR A GWELLT (OL WIETHREDOL) / ERECTION OF STRAW AND HAY STORE (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:-

EC3	Agricultural Buildings
EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
FW	Future Wales: The National Plan 2040
GDP1	Development objectives
PPW	Planning Policy Wales (Edition 11)
PS2	Development and the environment
TAN 12	Design
TAN 5	Nature Conservation and Planning
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
Subject to the following:-

Condition(s)

1. The development shall be carried out strictly in accordance with the following approved plans and documents:
 - Application Form [Dated: 10/05/2023]
 - Dwg No. 1 - Site Location Plan

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- Site Plan
- Dwg No. 2 - Elevations & Floor Plans
- Design & Access Statement

2. Within 3 months of the date of this planning permission, a detailed Net Biodiversity Benefit Plan, together with a timescale for the implementation of the measures, shall be submitted to and approved in writing by the Local Planning Authority.
3. The Net Biodiversity Benefit Plan submitted and approved in connection with Condition No. 2 shall be fully implemented in all respects within the agreed timescales and the measures shall thereafter be retained for the lifetime of the development.
4. Within 6 months of the date of this planning permission, a detailed Arboricultural Method Statement (AMS), together with a timeframe for the implementation of the measures, shall be submitted to and approved in writing by the Local Planning Authority. The AMS must be completed by a suitably qualified Arborist, and shall include the following:
 - Details regarding the current condition of the adjacent Oak tree;
 - Appropriate measures to improve the soil structure within the estimated root protection area of the adjacent Oak tree;
 - Appropriate fencing specifications for above-ground protection of the adjacent Oak tree.
5. The Arboricultural Method Statement submitted and approved in connection with Condition No. 4 shall be fully implemented in all respects within the agreed timescales and the measures shall thereafter be retained for the lifetime of the development.
6. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.
7. The building hereby approved shall be used strictly for general agricultural storage only (the storage of fodder, hay, straw, machinery), as per Part 3 of the submitted application form, and not for any other purpose.

Reason(s)

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

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2. To ensure the development delivers net benefit to biodiversity in accordance with Paragraph 6.4.5 of Planning Policy Wales (Edition 11).
3. To ensure the development delivers net benefit to biodiversity in accordance with Paragraph 6.4.5 of Planning Policy Wales (Edition 11).
4. To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s) in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.
5. To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s) in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.
6. 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.
7. In the interests of the environment and to ensure the integrity of the River Dee and Bala Lake SAC is maintained, in accordance with TAN 5, Planning Policy Wales and Policy EC6 of the Wrexham Unitary Development Plan.

Note(s) to applicant

This permission is granted subject to the above conditions. Some conditions may require your attention prior to you carrying out any work on the proposal. These conditions are known as ""conditions precedent"". You should be aware that it is important that you comply with any ""conditions precedent"". If you do not, then any work you undertake on the development subject of this permission would not have planning permission.

Following the commencement of Schedule 3 of the Flood and Water Management Act, the works as proposed are required to obtain approval from the SuDS Approving Body (SAB) prior to commencement of those construction works. Further details of the SAB, the new national standards, the pre-application advice service and the application for approval process can be found on the Wrexham CBC's SAB webpage: https://www.wrexham.gov.uk/english/planning_portal/sab/sab.htm or by contacting the SAB Team directly at SAB@wrexham.gov.uk.

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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.