

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	MRS CHERYL REEVES AND A REEVES	Code Number	BAN P/2023/0078
Agent	C AND A REEVES MRS CHERYL REEVES WOODCROFT HOLLYBUSH BANGOR ON DEE WREXHAM LL13 0BH	Date Received	21/10/2022
		Decision Date	19/12/2023

Town and Country Planning Act, 1990

Location of application

WOODCROFT, HOLLYBUSH, BANGOR ON DEE, WREXHAM, LL13 0BH

Description of application

NEWID DEFNYDD O AMAETHYDDIAETH I HAMDDEN D2 (RHANDIR A GARDY SYNHWYRIADD) ACHODI GAZEBO (OL WEITHREDOL) / CHANGE OF USE FROM AGRICULTURE TO D2 LEISURE (ALLOTMENT AND SENSORY GARDEN) AND ERECTION OF GAZEBO (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:-

EC6	Biodiversity Conservation
GDP1	Development objectives
PS1	Settlement limits
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:-

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Condition(s)

1. The use hereby permitted shall cease to operate within 28 days of a failure to meet any one of the requirements set out in i) to iv) below:
 - i) Within 12 weeks of the date of this decision details of a scheme of net benefit for biodiversity (NBB) (i.e. a better outcome than if the site was left undeveloped) has been submitted for the written approval of the local planning authority;
 - ii) If within 20 weeks of the date of this decision the local planning authority refuse to approve the scheme or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Welsh Ministers
 - iii) If an appeal is made in pursuance of ii) above, that appeal shall have been finally determined and the submitted details shall have been approved by the Welsh Ministers
 - iv) The scheme of net benefit to biodiversity has been fully implemented in accordance with approved details within 12 weeks from the date of approval in writing by the Local Planning Authority or, in the event of ii) and iii) above, by the Welsh Ministers.

The measures shall be thereafter maintained for the lifetime of the development.

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2. The use hereby permitted shall cease to operate within 28 days of a failure to meet any one of the requirements set out in i) to iv) below:
- i) Within 12 weeks of the date of this decision details of a scheme of parking and turning have been submitted for the written approval of the local planning authority;
 - ii) If within 20 weeks of the date of this decision the local planning authority refuse to approve the scheme or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Welsh Ministers
 - iii) If an appeal is made in pursuance of ii) above, that appeal shall have been finally determined and the submitted details shall have been approved by the Welsh Ministers
 - iv) The parking and turning scheme has been fully implemented in accordance with approved details within 12 weeks from the date of approval in writing by the Local Planning Authority or, in the event of ii) and iii) above, by the Welsh Ministers.
- Upon implementation of the approved scheme, the parking/turning area(s) shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of motor vehicles at all times.

Reason(s)

- 1. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 11.
- 2. To provide for the parking of vehicles clear of the highway in accordance with Policy GDP1 of the Wrexham Unitary Development Plan



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

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