

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 RICHARD HORAN	Code Number	ROS P/2022/0870
Agent	MR RICHARD HORAN TREVALYN WOOD TREVALYN HALL MANOR LANE ROSSETT WREXHAM LL12 0HH	Date Received	29/09/2022
		Decision Date	27/06/2023

Town and Country Planning Act, 1990

Location of application

TREVALYN WOOD, TREVALYN HALL, MANOR LANE, ROSSETT,
WREXHAM, LL12 0HH

Description of application

GOSOD PANELI SOLAR MEWN CAE AMAETHYDDOL / INSTALLATION OF
SOLAR PANELS IN AGRICULTURAL FIELD

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

EC2	Agricultural Land
EC4	Hedgerows, Trees and Woodland
EC9	Listed buildings of special architectural or historic interest
GDP1	Development objectives
PS2	Development and the environment

Revision	Date	Description of Decision
0	27/06/2023	Planning permission issued

Particulars of decision that permission be GRANTED Subject to the following:-

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(s) Trevalyn Wood Solar Elevation Plan Rev B Dated 27/09/2022 and Solar Array in Plan View and as contained within the application documentation.

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3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.
4. The development shall be carried out in strict accordance with the following plans and report(s) submitted and approved as part of this application:
 - 1) Arboricultural Implication Assessment ref no. 23/00005/AIA Dated May 2023
 - 2) Arboricultural Method Statement ref no. 23/00005/AMS Dated May 2023No development or other operations shall take place except in strict accordance with the reports as approved.

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 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 protect trees which are of significant amenity value to the area in accordance with Policies GDP1, PS2 and EC4 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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