In pursuance of its powers under the Acts an 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

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant MR DAVID BERETON THOMAS

Agent MRS OLIVIA STARKEY

Reference P/2024/1155

Date Received 13/05/2024

Decision Date 23/07/2025

Town and Country Planning Act, 1990

Location of Application

EAST WAY, BOWLING BANK, WREXHAM, LL13 9RR

Description of Application

CODI BLOC STABLAU A MENAGE GAN GADW'R TRAC MYNEDIAD A'R LLAWR CALED AR GYFER DEFNYDD CYMYSG (RHANNOL ÔL-WEITHREDOL) / CONSTRUCTION OF STABLE BLOCK AND MENAGE AND RETENTION OF ACCESS TRACK AND HARDSTANDING FOR MIXED USE (PARTLY IN RETROSPECT)

In reaching this decision the Council has had regard to the following relevant policies: -

Development Plan Policies:

EC 4 - Hedgerows, Trees and Woodland
EC6 - Biodiversity Conservation
GDP 1- Development Objectives
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS2 - Broad Location of Development
T8 - Parking

Revision	Date	Description of Decision
0	23/07/2025	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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1. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
AC2001/04
AC2001/05
AC2001/01
AC2001/06
AC2001/03
AC2001/02
Existing and proposed site plan
Proposed elevations
Proposed floor plans
Location plan

2. The development hereby permitted shall cease to operate and the land shall be restored to its former state within 3 months from the date of this permission if the vehicular access hereby approved is not surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 10 metres behind the adjoining highway.

3. The development hereby permitted shall cease to operate and the land shall be restored to its former state within 3 months from the date of this permission if the vehicular access does not provide visibility splays of 2.4 metres x 33 metres in both directions measured to the centreline of the adjoining highway. Within these splay there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

4. There shall be no gates or other means of enclosure across the vehicular access point within 10 metres of the highway boundary.

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5. The development hereby permitted shall cease to operate and the land shall be restored to its former state if within 3 months from the date of permission, an Aco drain or similar is not provided across the approved access. No private surface water run off shall be permitted to flow from the development site onto the adjoining highway.

6. The development hereby permitted shall cease to operate and the land shall be restored to its former state if within the next available planting season, the measures to deliver net benefit for biodiversity (NBB) shown on submitted Green Network Assessment and Provision statement have been implemented in full. All planting, seeding or turfing comprised in the approved details shall be carried out in the first planting (November to March) and seeding seasons following the first use of the development (April to September). Any trees, hedgerows or plants which, within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. The measures shall thereafter be maintained for the lifetime of the development.

7. The stable(s) and manege shall be used only for private stabling / use of horses and shall not be used for livery or any commercial purpose.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

2. To ensure that no deleterious material is carried onto the highway, in the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

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3. To ensure that adequate visibility is provided at the proposed point of access to the highway in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

4. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

5. In the interest of highways safety in accordance with policy GDP1 of the Wrexham Unitary Development Plan.

6. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

7. In the interests of protecting adjacent residential amenity in accordance with Policy GDP1 of the Wrexham Unitary Development Plan

Note(s) to applicant

All works in relation to the implementation of this permission, including deliveries to and /or leaving the site, should be undertaken only between the hours of 07.30 to 18.00 Monday to Friday, 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60 Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

The applicant is further advised that any complaints received relating to noise of any type from the development may also be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints. This is done under the Statutory Nuisance provisions provided within the Environmental Protection Act 1990, and legal action may be taken where appropriate.

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The applicant must adhere to the times given above wherever possible. If, however, there are urgent or unavoidable circumstances requiring work outside of the specified times, permission to proceed may be sought by contacting Environmental Health & Housing Standards at healthandhousing@wrexham.gov.uk or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.

Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:
- Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;
- Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of the notice can result in prosecution;
- Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.

David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wrecsam
Chief Officer Economy and Planning, Wrexham County Borough Council

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Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council