

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	MS ELENOR ROWLANDS	Code Number	OVE P/2022/0599
Agent	MS ELENOR ROWLANDS TAN HOUSE STATION ROAD OVERTON ON DEE LL13 0LJ	Date Received	28/06/2022
		Decision Date	07/03/2023

Town and Country Planning Act, 1990

Location of application

TAN HOUSE, STATION ROAD, OVERTON, WREXHAM. LL13 0LJ

Description of application

FFURFIO MILODFA / FORMATION OF MENAGE

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
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	07/03/2023	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 as contained within the application documentation and drawings.
3. No facing or roofing materials shall be used other than those detailed within the approved application documentation.
4. The menage shall be used only for the keeping and riding of horses ancillary to the use of the dwelling Tan House, Station Road LL13 0LJ and shall not be used at any time as a riding school or for any other business purposes.

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5. No external lighting shall be installed on the menage.
6. The development hereby approved shall be carried out in strict accordance with the Reasonable Avoidance Measures with regard to Great Crested Newts as approved as part of this application.
7. Prior to the first use of the menage the measures contained within the Net Biodiversity Benefit Reports shall be fully implemented and shall thereafter be permanently retained.

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. In the interests of defining the terms of the planning permission, highway safety and the protection of the surrounding landscape.
5. 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
6. To protect the Great Crested Newts in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
7. To ensure that the development has a positive benefit for biodiversity i.e. a better outcome than if the site were left undeveloped, which will be in place for the lifetime of the development, in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.

Note(s) to applicant

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

There should be no burning of manure and soiled horse bedding at the site.

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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