

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	JF AND AA OWEN	Code Number	OVE P/2023/0354
Agent	ROGER PARRY & PARTNERS LLP MR RICHARD CORBETT THE ESTATE OFFICE 20 SALOP ROAD OSWESTRY SHROPSHIRE SY11 2NU	Date Received	17/05/2023
		Decision Date	06/09/2023

Town and Country Planning Act, 1990

Location of application

CARREG Y FFRANC, BANGOR ROAD, OVERTON, WREXHAM, LL13 0HL

Description of application

ADEILADU TR SLYRI A GWAITH CYSYLLTIEDIG/ERECTION OF SLURRY TOWER AND ASSOCIATED WORKS.

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

Revision	Date	Description of Decision
0	06/09/2023	Planning permission issued

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

Condition(s)

1. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 77740/RJC/100, 77740/RJC/101, 77740/RJC102, Planning Statement, additional information and as contained within the application documentation.
2. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
3. No part of the development shall commence until a plan to provide net benefit for biodiversity (NBB) i.e. a better outcome than if the site was left undeveloped has been submitted to, and approved in writing by, the Local Planning Authority. The measures shall be implemented in full, prior to first occupation / use of the development, and thereafter maintained for the lifetime of the development.

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4. Prior to the development hereby approved being brought into use, a Manure Management Plan (MMP), based on an underlying Nutrient Management Plan, shall be submitted to and approved in writing by the Local Planning Authority. The approved MMP shall be implemented immediately and remain so in perpetuity.

Reason(s)

1. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
2. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
3. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 11.
4. In the interests of ensuring protection of controlled waters in accordance with Policy EC 14 of the adopted 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



David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio
Chief Officer Economy and Planning

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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