

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 PATRICK MEIER	Code Number	CEI P/2023/0098
Agent	MR PATRICK MEIER ST GARMONS LLANARMON DC LLANGOLLEN WREXHAM LL20 7LD	Date Received	19/01/2023
		Decision Date	13/06/2023

Town and Country Planning Act, 1990

Location of application

LAND SOUTH OF TREM Y GLOG, LLANARMON DYFFRYN CEIRIOG,
LLANGOLLEN, LL20 7LD

Description of application

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

EC3	Agricultural Buildings
EC4	Hedgerows, Trees and Woodland
EC5	Special Landscape Areas
GDP1	Development objectives
PS2	Development and the environment

Revision	Date	Description of Decision
0	13/06/2023	Planning permission issued
1	15/09/2023	Discharge of condition 4 approved P/2023/0477

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 drawings dated 8th March 2023 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 applicant correspondence dated 5th May 2023.
4. No development shall commence until a detailed Biodiversity Net-Benefit Plan has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in-full prior to the first beneficial use of the development hereby permitted and shall be permanently retained.

Date approved: 15/09/2023 **Reference Number:** P/2023/0477

By: Wrexham County Borough Council

Approved Details: Biodiversity Net Benefit Document Date 25th August 2023

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 ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 11



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