

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 AND MRS S PARKER	Code Number	BRN P/2022/0496
Agent	BOB DEWEY PLANNING MR B DEWEY THE GABLES LLANFYNYDD WREXHAM LL11 5HG	Date Received	23/05/2022
		Decision Date	16/12/2022

Town and Country Planning Act, 1990

Location of application

, GLEBE FARM, , BRONINGTON, WREXHAM, , SY13 3HU

Description of application

CREU MAN PARCIO (YN OL-WEITHREDOL) / CREATION OF CAR PARKING AREA (IN RETROSPECT)

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

EC13	Surface water run-off
EC6	Biodiversity Conservation
GDP1	Development objectives
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	16/12/2022	Planning permission issued

Particulars of decision that permission be GRANTED

Subject to the following:-

Condition(s)

1. The Star Ecology scheme of Net Biodiversity Benefit reference SP/2836/22/2 dated 22 October 2022 and as shown on the Star Ecology New Biodiversity Benefit plan Version 1 dated 12 December 2022 shall be implemented in full in first planting or seeding season following the date of the planning permission hereby granted. The scheme shall thereafter be permanently retained. Any tree or hedgerow which becomes severely damaged or seriously diseased, or is in poor physiological condition or is

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removed shall be replaced within the next available planting season by trees or hedgerow of the same size and species to those originally required planted.

2. Within 28 days of the grant of this planning permission, the vehicular access serving the car park shall have visibility splays of 2.4 metres x 33 metres to the north and 2.4 metres x 56 metres to the south measured to the centreline of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

3. The car park shall not be used for any purpose other than for the parking and turning of vehicles in conjunction with the use of the manege subject to planning permission P/2021/1002 and the use of the land subject to planning permission P/2006/0686 as a livery yard.

4. The development hereby permitted shall be removed within 28 days of a failure to meet any one of the requirements set out in i) to iv) below:

i) Within 12 weeks of the date of this decision details of the siting and appearance of a 2m high fence (as measured from the ground level upon which it is to be erected) to be erected along the southern boundary of the area edged green on the Star Ecology New Biodiversity Benefit plan Version 1 dated 12 December 2022 shall be submitted for the written approval of the local planning authority;

ii) If within 20 weeks of the date of this decision the local planning authority refuse to approve the scheme or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Welsh Ministers

iii) If an appeal is made in pursuance of ii) above, that appeal shall have been finally determined and the submitted details shall have been approved by the Welsh Ministers

iv) The approved fence has been fully erected in accordance with approved details within 12 weeks from the date of approval in writing by the Local Planning Authority or, in the event of ii) and iii) above, by the Welsh Ministers.

Upon erection of the fence, it shall thereafter be permanently retained in strict accordance with the details as approved.

Reason(s)

1. 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 and to deliver net

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benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 11.

2. 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.

3. To protect the amenities of the occupiers of nearby properties in accordance and to ensure the development is not used in a manner that is prejudice to the character and appearance of the rural landscape in accordance with Policies PS2 and GDP1 of the Wrexham Unitary Development Plan.

4. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 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