

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 CHRIS GASH	Code Number	HOL P/2023/0180
Agent	DAFYDD EDWARDS BLUEPRINT LTD OFFICE 3K4 REDWITHER TOWER WREXHAM INDUSTRIAL ESTATE WREXHAM LL13 9XT	Date Received	01/02/2023
		Decision Date	26/06/2023

Town and Country Planning Act, 1990

Location of application

CAE FFYNNON, HOLT ROAD, LLAN Y PWLL, WREXHAM, LL13 9SD

Description of application

CODI BLOC STABL NEWYDD / ERECTION OF NEW STABLE BLOCK

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

EC1	Green Barriers
EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment
PS8	Transport network
T8	Parking
FW	Future Wales: The National Plan 2040
PPW	Planning Policy Wales (Edition 11)
TAN 5	Nature Conservation and Planning
TAN 6	Planning for Sustainable Rural Communities

Revision	Date	Description of Decision
0	26/06/2023	Planning permission issued

Particulars of decision that permission be GRANTED

Subject to the following:-

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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 be carried out in accordance with the following approved plans and documents:
 - Application Form [Dated: 31/01/2023]
 - Dwg No: G094/005 - Existing Site & Location Plan
 - Dwg No: G094/004 - Site & Location Plan
 - Dwg No: G094/003 2 of 2 - Elevations
 - Dwg No: G094/003 1 of 2 - Plans
 - Preliminary Ecological Appraisal Issue 1.0 [Dated: 24/03/2023]
 - Net Biodiversity Benefit Plan Issue 1.0 [Dated: 23/03/2023]
 - Email from Agent [Dated: 08/06/2023]
3. The stable building hereby approved shall be used for the private enjoyment of the land only and shall not be used for any commercial or business purposes.
4. No part of the development shall commence until full details of a hard and soft landscaping scheme together with a timescale for the implementation of works have been submitted to and approved in writing by the Local Planning Authority. The soft landscaping scheme shall detail additional planting along the application site's eastern boundary.
5. The landscaping scheme submitted and approved in connection with Condition No. 4 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.
6. The landscaping scheme as carried out in connection with Condition No. 5 shall be retained for a minimum of 5 years. Within this timescale, any planting becoming severely damaged or seriously diseased, or is in poor physiological condition and/or are removed without the written permission of the Local Planning Authority shall be replaced with trees or shrubs of similar size and species to those originally required to be

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planted and within a timescale all to be submitted to and approved in writing by the Local Planning Authority.

7. The development shall be carried out in strict accordance with the RAMS outlined within Appendix III of the approved Preliminary Ecological Appraisal [Issue: 1.0; Dated: 24/03/2023]. The measures identified shall be fully implemented prior to the first beneficial use of the building permitted.
8. The biodiversity net-benefit measures as detailed within the approved Net Biodiversity Benefit Plan [Issue: 1.0; Dated: 23/03/2023] shall be implemented in full as approved prior to the first beneficial use of the development hereby permitted, and shall be retained thereafter for as long as the development remains in existence.

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. In the interests of highway safety and the visual amenities of the area, in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan.
4. 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.
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7. To protect Great Crested Newts, which could otherwise be adversely impacted by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
8. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 11.

Note(s) to applicant

The accuracy of the detailed plans and drawings forming part of the application documents hereby approved shall remain the responsibility of the applicant/developer.

This permission is granted subject to the above conditions. Some conditions may require your attention prior to you carrying out any work on the proposal. These conditions are known as ""conditions precedent"". You should be aware that it is important that you comply with any ""conditions precedent"". If you do not, then any work you undertake on the development subject of this permission would not have planning permission.

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.

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority.

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

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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.

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.

The applicant must adhere to the times given above wherever possible. If, however, there are urgent or unavoidable circumstances requiring work

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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.

Any manure produced must be managed (storage and application to land) in line with The Code of Good Agricultural Practice (CoGAP) for the Protection of Water, Soil and Air for Wales.



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