

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	SARAH EDWARDS	Code Number	LLR P/2021/0888
Agent	REAL PLANNING MR GERRY KELLETT DUNMORE CHURCH STREET PENYCAE WREXHAM LL14 2RL	Date Received	09/09/2021
		Decision Date	03/08/2022

Town and Country Planning Act, 1990

Location of application

BYRER, TREVOR HALL ROAD, GARTH, WREXHAM, , LL20 7UP

Description of application

CODI BLOC O STABLAU NEWYDD, DARPARU MYNEDIAD, GWAITH CLODDIO A THIRLUNIO CYSYLLTIEDIG I DDARPARU BUSNES FFISIO THERAPI I ANIFEILIAID / ERECTION OF NEW STABLE BLOCK, PROVISION OF ACCESS, ASSOCIATED EARTHWORKS AND LANDSCAPING TO PROVIDE ""ANIMAL PHYSIOTHERAPY BUSINESS""

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

E5	Employment in the countryside
EC3	Agricultural Buildings
EC5	Special Landscape Areas
EC6	Biodiversity Conservation
GDP1	Development objectives
PS2	Development and the environment

Revision	Date	Description of Decision
0	03/08/2022	Planning permission issued
1	11/10/2022	Approval of details submitted in respect of condition 03

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

Condition(s)

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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 drawing(s) PD218/01, PD218/02 (received 02 June 2022), PD218/03, PD218/04 and PD218/05.
3. Development shall not commence until a hard and soft landscaping scheme, to include a timetable for implementation, has been submitted to and approved in writing by the Local Planning Authority. Hard and landscaping shall thereafter be carried out in strict accordance with the scheme as approved and the details shown on drawing no. PD218/02 (received 02 June 2022).

Date Approved: 11/10/2022 **Reference Number:** P/2022/0749

By: Wrexham County Borough Council

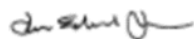
Approved Details: Landscape Scheme Version 4 dated 5 September 2022 and drawing no. PD218/02 received on 09 September 2022.

4. All soft landscaping carried out in accordance with condition 03 shall be permanently retained shall not be cut down, grubbed out, lopped or uprooted. Any trees or hedges removed or being severely damaged or becoming diseased shall be replaced with trees or hedges of the equivalent size and species in the next planting season (November to March).
5. No part of the development shall be used until the site access has been widened to 4.8 metres and surfaced with hard bound materials for a distance of 10 metres behind the highway boundary in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority.
6. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 43 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
7. The vehicular parking and turning areas as shown on approved drawing(s) No(s). PD218/02 (received 02 June 2022) shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of motor vehicles at all times.

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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 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.
5. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
6. 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.
7. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan



Ian Jones

Prif Swyddog Cynllunio a Rheoleiddio Dros Dro

Interim Chief Officer Planning & Regulatory

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

Applicant SARAH EDWARDS
Agent REAL PLANNING
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