

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 & MRS WILLIAM LLOYD	Code Number	OVE P/2022/0926
Agent	OS RURAL PLANNING AND DEVELOPMENT MRS OLIVIA STARKEY ORCHARD COTTAGE TOWN FARM LANE NORTHWICH WA6 8NH	Date Received	13/10/2022
		Decision Date	06/12/2022

Town and Country Planning Act, 1990

Location of application

CLOY BANK FARM, CLOY LANE, OVERTON, WREXHAM. LL13 0HR

Description of application

CODI ADEILAD AMAETHYDDOL YN DILYN DYMCHWEL YR UN PRESENNOL, A CHYNYDDU UCHDER Y TO AR ADEILAD AMAETHYDDOL PRESENNOL. ERECTION OF AGRICULTURAL BUILDING FOLLOWING DEMOLITION OF EXISTING, AND INCREASE IN ROOF HEIGHT TO EXISTING AGRICULTURAL BUILDING.

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
EC5	Special Landscape Areas
EC6	Biodiversity Conservation
GDP1	Development objectives
PS2	Development and the environment

Revision	Date	Description of Decision
0	06/12/2022	Planning permission issued

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.

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2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered and labelled as follows:
 - Site Layout Plan by Promap: Landmark Information, Scale 1:500
 - Location Plan by Promap: Landmark Information, Scale 1:2500
 - Elevations labelled Existing Buildings at Cloy Bank Farm and Proposed Building Layout, Scale 1:100 @ A1
 - Floor Plan, Scale 1:100 @ A3
 - Supporting, Design and Access Statement by Olivia Starkey Planning and Development, Dated October 2022; and contained within the application documentation.
3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.

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.

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.

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. <https://gov.wales/code-good-agricultural-practice>

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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