

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 ROBERT LATHAM	Code Number	OVE P/2020/0357
Agent	MR ROBERT BENNETT 6 LAURELS AVENUE BANGOR ON DEE WREXHAM LL13 0BQ	Date Received	30/06/2020
		Decision Date	15/12/2020

Town and Country Planning Act, 1990

Location of application

KNOLTON FARM, OSWESTRY ROAD, OVERTON, WREXHAM, LL13 0LG

Description of application

CODI STORFA SLYRI 'PERMASTORE' / ERECTION OF 'PERMASTORE'
SLURRY STORE

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
EC6	Biodiversity Conservation
GDP1	Development objectives
PS2	Development and the environment

Revision	Date	Description of Decision
0	15/12/2020	PLANNING PERMISSION ISSUED
1	15/04/2021	P/2021/0088 - DISCHARGE OF CONDITIONS 4 (ECOLOGY) AND 5 (LANDSCAPING) OF PLANNING PERMISSION P/2020/0357

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 ref: 'Proposed Slurry Tank at Knolton Farm', Planning Statement Dated 14 June 2020, and as contained within the application documentation.

3. No facing materials shall be used other than those detailed on the application form and within the approved application documentation.

4. No part of the development shall commence until details of the proposed Reasonable Avoidance Measures (RAMs) have been submitted to and approved in writing by the Local Planning Authority. The details shall include the following:

- a) Details of a tool box talk on the identification and ecology of great crested newts to be made available to all construction staff employed on the project;
- b) Details of an artificial amphibian hibernacula to be constructed adjacent to the site (Details of the design can be found in great crested newt mitigation guidelines - August 2001);
- c) Details of a walk over survey of the site prior to commencement of development, and a destructive search (under the supervision of a licensed great crested newt handler) made of any potential great crested newt habitat (such as rubble piles or sheet materials that are on the site) on the site. Any amphibians found should be relocated to the artificial hibernacula;
- d) Details of storage of material on pallets off the ground, and bulk materials which are to be delivered on site and used within the day of delivery.
- e) Confirmation that excavated trenches will be covered over at the end of each working day with plywood and the edges sealed with sand or soil. Trenches are to be checked each morning for any amphibians. Any amphibians located are to be moved to the artificial hibernacula.

The development shall be carried out in strict accordance with the RAMs as are approved.

Approved on: 15/04/2021 **Reference Number:** P/2021/0088

By: Wrexham County Borough Council

Approved Report Ref:

Greenscape- RAMs for Great Crested Newts,

Referenced 21-01 005.1RAMs

Dated 22 January 2021

Applicant	MR ROBERT LATHAM	Code	OVE P/2020/0357
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	6	Date	30/06/2020
	LAURELS AVENUE	Received	
	BANGOR ON DEE	Decision	
	WREXHAM	Date	15/12/2020
	LL13 0BQ		

5. Within six months of the first use of the development, trees and hedges shall be planted on the site in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

Approved on: 15/04/2021 **Reference Number:** P/2021/0088

By: Wrexham County Borough Council

Approved Plan Refs:

- Slurry Store at Knolton Farm – Landscape Plan, Scale 1:1250
- Slurry Store at Knolton Farm – Landscape Proposals

6. The planting scheme implemented in connection with condition no. 5 shall be permanently retained. Any planting which becomes 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 within the next available planting season by trees or shrubs of similar size and species to those originally required to be planted.

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 protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
5. 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.
6. 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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Note(s) to applicant

The applicant is advised of the requirement to comply with the Control of Pollution (Silage, Slurry and Agricultural Fuel Oil) Regulations 1991, in addition to the related Codes of Practice. These regulations are enforced by the Environment Agency who require 14 days written notification in advance of any plans to install a new silo or alter an existing facility.

The facilities must comply with the Water Resources (Control of Pollution) (Silage and Slurry) (Wales) Regulations 2010. Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or groundwater. Please refer to the link below for further information: <http://naturalresources.wales/guidance-and-advice/business-sectors/farming/good-farming-practice/?lang=en>

WQE3: You must give NRW at least 14 days written notice before you start to use the new slurry facility.



Officer Appointed for this purpose
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