

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 LEE GOODE	Code Number	ESC P/2022/0804
Agent	MR LEE GOODE HILLSIDE HOUSE BRONWYLFA WREXHAM LL14 4LD	Date Received	24/08/2022
		Decision Date	29/11/2022

Town and Country Planning Act, 1990

Location of application

HILLSIDE HOUSE, BRONWYLFA, WREXHAM. LL14 4LD

Description of application

ADEILAD DA BYW A STORIO AGORED GYDA BAEAU COMPOSTIO OCHR (OL WEITHREDOL) / LIVESTOCK AND OPEN STORAGE BUILDING WITH SIDE COMPOSTING BAYS (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:-

GDP1	Development objectives
PS2	Development and the environment

Revision	Date	Description of Decision
0	29/11/2022	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.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 2022/HS/01 and as 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.

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4. Within four months of the date of this decision, a native planting scheme shall be fully implemented on the site in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.
5. The planting scheme implemented in connection with condition no. 4 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 ensure that the development has a positive benefit for biodiversity i.e. a better outcome than if the site were left undeveloped, which will be in place for the lifetime of the development, 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.



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

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