

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 BENJAMIN CONWAY	Code No	LGC P/2022/0274
Agent	MR BENJAMIN CONWAY 2 CRONKBANE COTTAGES CRONK Y VODDY PEEL ISLE OF MAN IM6 1AZ	Date Received	17/03/2022
		Decision Date	21/06/2022

Town and Country Planning Act, 1990
Town and Country Planning (General Permitted Development) Order
1995 Schedule 2, Parts 6 and 7

Location of application

PANDY OUTCROP, PANDY WOOD, HAFOD Y GARREG, GLYN CEIRIOG, WREXHAM, LL20 7PD.

Description of application

HYSBYSIAD CYN CREU TRAC COEDWIGAETH / PRIOR NOTIFICATION FOR CREATION OF FORESTY TRACK

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

EC4	Hedgerows, Trees and Woodland
EC5	Special Landscape Areas
EC6	Biodiversity Conservation
GDP1	Development objectives
PS2	Development and the environment
T8	Parking

Wrexham County Borough Council hereby determines that approval is GIVEN for the siting, design and external appearance of the above mentioned development in accordance with the plans / details submitted and subject to the following conditions:-

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) received 24/3/2022 and as contained within the 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.

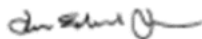
Note(s) to applicant

Your attention is drawn to Highway Supplementary Notes - 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

The development is adjacent to a public right of way and the applicant should ensure that the footway is not interfered with. Further guidance can be obtained by contacting the Council's Rights of Way Officer on 01978 792761.

You are advised to contact the Council's Ecology Officer at The Planning Department, Lord Street, Wrexham on Tel: 01978 298762.

Detailed advice has been issued by Natural Resources Wales which is available on the Council's planning website



Ian Jones

Prif Swyddog Cynllunio a Rheoleiddio Dros Dro

Interim Chief Officer Planning & Regulatory

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