

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	TONY AND JIM ASHWORTH	Code Number	GLY P/2022/0751
Agent	DPA LTD GAVIN PORRITT SALOP HOUSE OSWESTRY SY11 2NR	Date Received	17/08/2022
		Decision Date	28/10/2022

Town and Country Planning Act, 1990

Location of application

ERWALLO UCHA, DOLYWERN, PONTFADOG, LLANGOLLEN, , LL20 7AG

Description of application

CODI STORFA PERLLAN MEWN CAE A CHREU ARDAL LEFEL (YN OL-WEITHREDOL) / ERECTION OF ORCHARD STORE IN FIELD AND CREATION OF LEVELLED AREA (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:-

EC13	Surface water run-off
EC3	Agricultural Buildings
GDP1	Development objectives
PS11	Biodiversity
PS2	Development and the environment

Revision	Date	Description of Decision
0	28/10/2022	Planning permission issued

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

Condition(s)

1. The building hereby permitted shall be altered in accordance with the submitted plan labelled Orchard Store Erwallo Uchaf at a scale of 100:1@A4 within three months from the date of this permission.
2. No facing or roofing materials shall be used other than materials matching those used on the existing building.
3. The building hereby permitted shall be used as a workshop and storage for the purposes of agriculture and forestry only and for no other purpose.

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4. The development shall only be carried out in strict accordance with the amended plan(s) numbered or labelled as follows:
- Design and Access Statement Dated August 2022, Revision A, October 2022
 - Map labelled 'Orchard Store Location Within Existing Orchard'
 - Elevations labelled Orchard Store Erwallo Uchaf at a scale of 100:1@A4
 - Site location and block plan P-01

Reason(s)

1. Reason: In the interests of the visual amenity of the open countryside.
2. 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.
3. To ensure the building is for an appropriate use within open countryside.
4. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.

Note(s) to applicant



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