

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 JOHN CLARKE	Code Number	BRN P/2022/0580
Agent	ANDREW JONES CHARTLAND DEVELOPMENTS LLP ARGOED ROAD KINNERLEY OSWESTRY SY10 8DH	Date Received	22/06/2022
		Decision Date	25/08/2022

Town and Country Planning Act, 1990

Location of application

WOLVESACRE HALL, ISCOYD, WREXHAM, SY13 3AS

Description of application

NEWID DEFNYDD O DIR AMAETHYDDOL AC ADEILADU PWLL NOFIO A CHWRT TENNIS / CHANGE OF USE OF AGRICULTURAL LAND TO RESIDENTIAL AND ERECTION OF SWIMMING POOL, FENCING AND TENNIS COURT

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

EC6	Biodiversity Conservation
EC9	Listed buildings of special architectural or historic interest
GDP1	Development objectives
PS2	Development and the environment

Revision	Date	Description of Decision
0	25/08/2022	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 5 years from the date of this permission.
2. The development hereby permitted shall only be carried out in strict accordance with the details shown on the following approved documents and drawings:

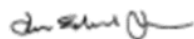
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- Application Form, received 22 July 2022;
 - Location Plan, received 22 July 2022;
 - Site Plan as Existing (detailing proposed layout), (ref: Rev.A), dated 09 June 2022;
 - Design and Access Statement produced by Chartland Development LLP;
 - Great Crested Newt Method Statement produced by Arbor Vitae Environmental Ltd;
 - Letter from C.J. Swimming Pools (ref: XOJO64), dated 01 August 2022;
 - Biosecurity Risk Assessment (ref: Wolvesacre - Biosecurity Protocol).
3. The development hereby approved shall be undertaken in strict accordance with the Method Statement as detailed within Section 3 of the Arbor Vitae Environment Ltd Great Crested Newt Method Statement.

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. In the interest of the natural environment and to avoid harm being caused to protected species.

Note(s) to applicant



Ian Jones

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Interim 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

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