

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 PATRICK LOWTHER	Code Number	ERB P/2016/0235
Agent	SANDRA MURRAY AND ASSOCIATES MRS S LEA-MURRAY CROSS COTTAGE CASTLE STREET HOLT WREXHAM LL13 9YL	Date Received	07/03/2016
		Decision Date	26/05/2016

Town and Country Planning Act, 1990

Location of application

BOX HEDGE COTTAGE, CAE ADDA LANE, ERBISTOCK, WREXHAM
LL13 0DW

Description of application

CHANGE OF USE OF PART OF GARDEN AREA ADJACENT TO ROAD AND REAR PADDOCK TO EQUESTRIAN USE AND INCORPORATION OF PART OF REAR PADDOCK INTO RESIDENTIAL CURTILAGE

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	26/05/2016	Planning permission issued
1	05/07/2022	Approval of detail reserved by condition number 2 (P/2022/0503 refers)

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. Within 3 months of commencement of development and notwithstanding the submitted details, full details of a scheme of tree and hedgerow planting, together with a timescale for the implementation of the works shall be submitted to and approved in writing by the local planning authority.

Date approved: 05/07/2022

Reference number: P/2022/0503

Approved by: Wrexham County Borough Council

Details approved: Tree and Hedgerow Planting Scheme dated February 2016.

3. The landscaping scheme as carried out in connection with condition no. 2 shall be permanently retained. Any planting becoming 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 with trees or shrubs and within a timescale all to be submitted to and approved in writing by the Local Planning Authority.

4. The paddock shall only be used for purposes ancillary to the use of the dwelling and shall not be used as a riding school or for any other business purposes.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification) no further development shall take place within the extended residential curtilage, hatched on the approved plans under Classes A and E of Schedule 2 - Part 1.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To compensate for the loss of mature trees and in the interests of the general visual amenities of the area.
3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
4. In the interests of nearby amenity and highway safety.
5. In the interests of the general visual amenities of the area.

Note(s) to applicant

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With regards to condition (2) the planting scheme should comprise of native species.

Removal of existing trees should only take place outside of the bird nesting season - April to August.

There should be no burning of manure and soiled horse bedding at the site.

If bats are discovered during works on site, work should cease immediately and Natural Resources Wales contacted for advice.

Highways have suggested improvements to the access which would include setting any gates back 10m to allow a car plus horsebox to park clear of the highway providing adequate parking and turning space for a car plus horsebox within the curtilage of the site.

The applicant's attention is drawn to Highway Supplementary Notes Numbered 1, 2, 3, 4 and 5 on the enclosed 'Applicant's Rights and General Information'.



Officer Appointed for this purpose
Head of Environment and Planning

Refer to the Statement of Applicant's Rights and General Information enclosed or refer to the following link:-

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm