

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	JACK ARTHUR	Code	CEF P /2021 /1040
Agent	JACK ARTHUR BLUE BELL INN PLAS ISSA PEN Y CAE WREXHAM LL14 1TU	Number Date Received	27/10/2021
		Decision Date	08/11/2021

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

Location of application

BLUE BELL INN, PLAS ISSA, PEN Y CAE, WREXHAM, LL14 1TU

Description of application

HYSBYSIAD CYN CODI ADEILAD AMAETHYDDOL / PRIOR
NOTIFICATION FOR ERECTION OF AGRICULTURAL BUILDING

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

EC1	Green Barriers
EC13	Surface water run-off
EC3	Agricultural Buildings
EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
GDP1	Development objectives
PS2	Development and the environment

Wrexham County Borough Council hereby determines that prior approval is required for the siting, design and external appearance of the above mentioned development and that approval for the development is REFUSED for the following reason(s):

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Reason(s)

1. The proposed development does not fall within Part 6 of schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 as amended as the building is for the accommodation of livestock within 400 metres of a protected building, the holding is less than 5 hectares, the land is not in agricultural use and the building is within 25 metres of a classified road. An application for full planning permission is required.



Officer Appointed for this purpose
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