

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	HOSELEY FARMS	Code Number	ISY P/2021/0670
Agent	MR RICHARD CORBETT ROGER PARRY AND PARTNERS LLP THE ESTATES OFFICE 20 SALOP ROAD OSWESTRY SY11 2NU	Date Received	05/07/2021
		Decision Date	21/03/2022

Town and Country Planning Act, 1990

Location of application

TORRIAD FARM, , BOWLING BANK, WREXHAM, LL13 9RT

Description of application

CODI ADEILAD STORIO AMAETHYDDOL / ERECTION OF
AGRICULTURAL STORAGE BUILDING

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

EC3	Agricultural Buildings
EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
GDP1	Development objectives

Revision	Date	Description of Decision
0	21/03/2022	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 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) numbered RJC-MZ687-01, RJC-MZ687-02 and RJC-MZ687-03, and as contained within the application documentation.

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3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation, and the box profile sheeting hereby approved shall be coloured dark green only.

4. The existing hedges along the northern boundary of the site shall be permanently retained and shall not be cut down, grubbed out or otherwise removed, topped or lopped. The hedging shall be allowed to grow to a minimum height of 3 metres and shall thereafter not be reduced in height without the prior written permission of the Local Planning Authority. If any parts of the hedges are removed without permission, die or become diseased, they shall be replaced by hedges of such size and species and within a timescale all to be approved in writing by the Local Planning Authority.

5. The development shall be carried out in strict accordance with the findings and recommendations contained within the Torriad Farm Amphibian Conservation Strategy. Arbor Vitae. 10/12/2021, approved as part of this application.

6. No part of the development shall commence until an Amphibian Conservation Plan, covering construction and post-construction phases, has been submitted to and approved in writing by the Local Planning Authority. The Conservation plan shall include, though not necessarily be limited to, the following:

- o Build upon the principles outlined in Torriad Farm Amphibian Conservation Strategy/ Arbor Vitae (10/12/2021);
- o The provision of a plan illustrating the location of the ecology area. This submission shall include Geographical Information Shape files together with underpinning rationale for the extent of the identified area; Details of protective measures to be taken to minimise the impacts during construction;
- o Details of timing/phasing and duration of construction activities;
- o A long term site management plan that includes defined aims and objectives; habitat management prescriptions; contingency measures if fish or invasive non-native species (INNS) are detected; proposals that are capable of being implemented in the event of failure to undertake or to appropriately implement identified or contingency actions; site liaison and wardening; surveillance based on the methodology of results reported through the online Wales GCN Monitoring Scheme; licensing requirements for undertaking habitat management and surveillance; current and any proposed changes to tenure of the compensation area; persons or bodies responsible for undertaking management and surveillance together with required skills and

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competencies; reporting requirements; and proposed dates for updating or revising the management plan;

o Reporting of the results of Ecological Compliance Audits;

o Details of measures to prevent or reduce incidental capture, injury or killing.

The development shall be carried out in strict accordance with the details contained within the Conservation Plan as may be approved.

7. No equipment, machinery, plant or materials of any kind in connection with the development shall be brought onto the site until hedge protection fencing has been implemented in strict accordance with details which have been submitted to, and approved in writing by, the Local Planning Authority. The details should include specification and location (a minimum distance of 4 metres away from the hedge, in a southerly direction) for the fencing. Nothing shall be allowed to be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made.

8. The hedge protection fencing approved in connection with condition no. 7 shall be kept in place until all external site works have been completed and the removal of the fencing has been approved in writing by the Local Planning Authority.

9. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any statutory instrument revoking and re-enacting that Order with or without amendment), no part of the building shall be used except for agricultural storage purposes, and the building shall at no time be used for the housing of livestock or livestock waste.

10. The building shall be constructed in accordance with BS 5502 (Building and Structures for Agriculture Code of Practice for Design, Construction and Loading) standards.

11. Within six months of the first use of the development, trees shall be planted on the site in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

12. The planting scheme implemented in connection with condition no. 11 shall be permanently retained. Any planting which becomes 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 within the next available planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason(s)

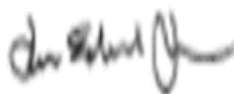
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1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
4. To protect landscape features which are of significant amenity value in the area and which would ensure a satisfactory standard of appearance the development in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.
5. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
6. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
7. To ensure that the retained trees are adequately protected during development in the interests of amenity in accordance with Policies GDP1 and EC4 of the Wrexham Unitary Development Plan..
8. To ensure that the retained trees are adequately protected during development in the interests of amenity in accordance with Policies GDP1 and EC4 of the Wrexham Unitary Development Plan..
9. To prevent an intensification of pollution to the River Dee catchment in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
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11. 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.
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Note(s) to applicant

Following the commencement of Schedule 3 of the Flood and Water Management Act, the works as proposed are required to obtain approval from the SuDS Approving Body (SAB) prior to commencement of those construction works. Further details of the SAB, the new national standards, the pre-application advice service and the application for approval process can be found on the Wrexham CBC's SAB webpage:
https://www.wrexham.gov.uk/english/planning_portal/sab/sab.htm or by contacting the SAB Team directly at SAB@wrexham.gov.uk



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