

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	JONATHAN TOMLINSON	Code Number	ROS P/2021/0741
Agent	JONATHAN TOMLINSON LODGE FARM COMMONWOOD HOLT WREXHAM LL13 9TE	Date Received	29/04/2021
		Decision Date	01/11/2021

Town and Country Planning Act, 1990

Location of application

LODGE FARM, BORRAS ROAD, COMMONWOOD, HOLT, WREXHAM, LL13 9TE

Description of application

NEWID DEFNYDD ADEILAD AMAETHYDDOL I FAES SAETHU REIFFL AWYR DAN DO (OL-WEITHREDOL) / CHANGE OF USE OF AGRICULTURAL BUILDING TO INDOOR AIR RIFLE RANGE (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:-

E5	Employment in the countryside
GDP1	Development objectives
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	01/11/2021	Planning permission issued

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

Condition(s)

1. The development shall only be carried out in strict accordance with the details shown on the approved drawing referenced 'Field & Falcon Proposed Indoor Rifle Range', and as contained within the application documentation.

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2. 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 premises shall be used except for the precise purposes described in the application plans and documents. The rifle range shall be contained within the building, with the doors and windows closed, and within the red outline as shown on the proposed floor plan, only. For the avoidance of doubt, no shooting in connection with the proposal hereby approved shall take place outside of the building shown on the approved plans.
3. No use of the development shall be made before 0900 hours or after 1700 hours Monday to Friday, before 0900 hours or after 1700 hours on Saturdays and at no time on Sundays.
4. The building shall be occupied by customers and staff only, and there shall be no more than 6 customers, in total, inside the building at any one time.
5. Within one month of the date of this approval, the development shall be laid out in strict accordance with approved site and floor layout plans. The site and floor layout shall not thereafter be altered.
6. Within one month of the date of this decision, the vehicular access off Borrass Road shall provide visibility splays of 2.4 metres x 120 metres to the east, and 2.4 metres x 205 metres to the west, measured to a point 0.5 metres into the carriageway from the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
7. The converted building shall only be used for the firing of air rifles.

Reason(s)

1. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
2. To ensure that the air rifle shooting range is not used in a manner which may cause nuisance or disturbance to nearby residents in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
3. To ensure that the air rifle shooting range is not used at a time which may cause nuisance or disturbance to nearby residents in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
4. To ensure that the air rifle shooting range is not used at a time which may cause nuisance or disturbance to nearby residents in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

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5. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

6. To ensure that adequate visibility is provided at the proposed point of access to the highway in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

7. To ensure that the air rifle shooting range is not used at a time which may cause nuisance or disturbance to nearby residents in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.



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