

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	MRS CAROLYN WOODWARD	Code Number	ERB P/2021/0767
Agent	MR BEN PARRY BROWNS OF WEM LTD FOUR LANE ENDS WEM SHROPSHIRE SY4 5UQ	Date Received	21/07/2021
		Decision Date	15/09/2021

Town and Country Planning Act, 1990

Location of application

GARTH STEWART, ERBISTOCK, WREXHAM, , , LL13 0DH

Description of application

ADEILADU STABL / CONSTRUCTION OF A STABLE 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
EC5	Special Landscape Areas
EC6	Biodiversity Conservation
EC9	Listed buildings of special architectural or historic interest
GDP1	Development objectives
T8	Parking

Revision	Date	Description of Decision
0	15/09/2021	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:
6745 Proposed plans and elevations
0747 Location Plan
6746 Proposed site layout

Applicant	MRS CAROLYN WOODWARD	Code Number	ERB P/2021/0767
Agent	MR BEN PARRY BROWNS OF WEM LTD FOUR LANE ENDS WEM SHROPSHIRE SY4 5UQ	Date Received	21/07/2021 15/09/2021
		Decision Date	

and as contained within the application documentation.

3. The stables / machinery store shall not be used for any commercial or business purposes.

4. The existing trees, shrubs and hedges shown on drawing(s) No(s) 6746 to be retained shall not be cut down, grubbed out, lopped or uprooted within five years of the date of first occupation of the development. Any trees, shrubs or hedges removed or being severely damaged or becoming diseased within this time shall be replaced with trees, shrubs or hedging plants of the equivalent size and species.

5. Within three months of commencement of development, full details of a hard and soft landscaping scheme together with a timescale for implementation of works shall be submitted to and approved in writing by the Local Planning Authority.

6. The landscaping scheme submitted and approved in connection with condition no. 5 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.

7. The landscaping scheme as carried out in connection with condition no. 6 shall be retained for a minimum of 5 years. Within this timescale, 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 of similar size and species to those originally required to be planted and within a timescale all to be submitted to and approved in writing by the Local Planning Authority.

8. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.

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. This is a non-standard reason

4. To ensure the amenity afforded by the trees is continued into the future in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.

5. 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.

Applicant	MRS CAROLYN WOODWARD	Code Number	ERB P/2021/0767
Agent	MR BEN PARRY BROWNS OF WEM LTD FOUR LANE ENDS WEM SHROPSHIRE SY4 5UQ	Date Received	21/07/2021 15/09/2021
		Decision Date	

6. 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.

7. 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.

8. 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.

Note(s) to applicant

Your attention is drawn to Highway Supplementary Notes - 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.h
tm](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)



**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