

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	MS KATE DEWHURST	Code Number	WOR P/2021/0053
Agent	BLUEPRINT LTD DAFYDD EDWARDS OFFICE 3K4 REDWITHER TOWER WREXHAM INDUSTRIAL ESTATE WREXHAM LL13 9XT	Date Received	20/01/2021
		Decision Date	15/04/2021

Town and Country Planning Act, 1990

Location of application

MULSFORD COTTAGE, MULSFORD LANE, MULSFORD, SARN,
WREXHAM, SY14 7LP

Description of application

LLEOLI CWT BUGEILIAD I'W DDEFNYDDIO FEL LLETY GWESTAI /
SITING OF SHEPHERDS HUT FOR USE AS GUEST ACCOMMODATION

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

CLF9	Visitor accommodation outside settlement limits
EC5	Special Landscape Areas
EC6	Biodiversity Conservation
GDP1	Development objectives
T8	Parking

Revision	Date	Description of Decision
0	15/04/2021	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 DII8/004 Rev A and DII8/005 Rev B, and as contained within the application documentation.

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3. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 33 metres to the north west and 2.4 metres x 25 metres to the south east, measured to the centreline 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.
4. The vehicular access hereby approved shall be a minimum width of 4.8 metres.
5. Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.
6. There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.
7. Prior to first use of the development the site shall be laid out in strict accordance with layout plan no. DII8/005 Rev B.
8. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation, and the external walls shall only be coloured dark green or dark brown.
9. No part of the development shall be occupied until the drainage scheme for the site has been completed in accordance with the approved plan refs: DII8/005 Rev B and Kingspan Klargester Wastewater Solutions BioDisc. The drainage scheme shall be permanently maintained thereafter in a fully operational and useable condition.
10. 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.

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. 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.

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4. To ensure the formation of a safe and satisfactory access in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
5. To ensure that no deleterious material is carried onto the highway, in the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
6. In the interest of the free and safe movement of traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
7. In the interests of highway safety in accordance with Policy GDP1 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.
9. To ensure satisfactory drainage of the site and to avoid flooding in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.
10. To ensure that a satisfactory unit of accommodation is retained within the premises in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Notes

The Applicant is advised that to operate a private sewerage system, you will need to apply for an environmental permit or register an exemption with Natural Resources Wales (NRW). It is important to note that a grant of planning permission does not guarantee that a permit will be granted, should a proposal be deemed to be unacceptable (either because of environmental risk or because upon further investigation, a connection to mains sewer was feasible). The Applicant should ensure that they have all the required permissions, consents, permits and any other approvals in place prior to commencement of works on the site.

More information, including a step by step guide to registering and the relevant application forms are available on NRW's website. Where private sewage treatment/disposal facilities are utilised, they must be installed and maintained in accordance with British Standard 6297 and Approved Document H of the Building Regulations.

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Please also refer to Guidance for Pollution Prevention 4 on the NetRegs website, which provides further information, and review the following guidance in relation to the proposed development:

- Guidance for Pollution Prevention 4 (NetRegs website) : Sewage treatment and disposal where there is no foul sewer (GPP4),
- EPR (Environmental Permitting Regulations) Guidance,
- NRW guidance (May 2019): How to run your household sewage treatment system well (this document contains some really useful explanatory text regarding different treatment options and EPR).



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