

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	MR PHILIP BILLINGTON	Code Number	BRY P/2021/0418
Agent	MR PHILIP BILLINGTON DARNAU FARM 7 GLASCOED ROAD BWLCHGWYN WREXHAM LL11 5YG	Date Received	28/04/2021
		Decision Date	13/07/2021

Town and Country Planning Act, 1990

Location of application

, DARNAU, 7 GLASCOED ROAD, BWLCHGWYN, WREXHAM, , LL11 5YG

Description of application

CODI ADEILADU I'W DDEFNYDDIO FEL STABLAU A STORIO A ADEILADU
MENAGE / ERECTION OF BUILDING FOR USE AS STABLES AND
STORAGE AND CONSTRUCTION OF MENAGE

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

EC5	Special Landscape Areas
EC6	Biodiversity Conservation
GDP1	Development objectives

Revision	Date	Description of Decision
0	13/07/2021	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 1:500 Site Block Plan, 1:200 Proposed Barn, 1:100 Proposed Elevations, 1:50 Proposed Layout, 1:500 Proposed Riding Arena Details, Proposed Barn Visuals and as contained within the application documentation.
3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.

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4. No part of the development shall commence until a Great Crested Newt Conservation Plan has been submitted to and approved in writing by the Local Planning Authority. The Conservation Plan shall include:

- Details of protective measures to be taken to minimise the impacts (the submission of updated details and plan concerning Great Crested Newt reasonable avoidance measures);
 - Details of timing, phasing and duration of construction activities and conservation; and
 - The submission of a long term site management plan that includes: defined aims and objectives, habitat management prescriptions, licensing requirements for undertaking habitat management and surveillance, persons or bodies responsible for undertaking management and surveillance together with required skills and competencies, reporting requirements and proposed dates for updating or revising the management plan.
- The Great Crested Newt Conservation Plan shall be carried out in accordance with the approved details.

5. No external lighting shall be erected in connection with the development hereby approved without prior consent of the Local Planning Authority.

6. The menage and stable building shall only be used for purposes ancillary to the use of the dwelling and shall not be used for any commercial or business purpose.

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 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 Great Crested Newts which would otherwise be damaged/lost by the development hereby approved in accordance with UDP Policy EC6.
5. To protect the visual amenities of this countryside location and residential amenities of neighbouring properties in accordance with UDP Policy GDP1.

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6. To protect the character and appearance of this countryside location and to ensure impacts on highway safety are managed in accordance with UDP Policy GDP1.

Note(s) to applicant

Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:

- Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;
- Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of the notice can result in prosecution;
- Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Planning & Regulatory Department on 01978 292040 for further advice and information.

All works relating to this development which are audible beyond the site boundary should be carried out only between 7.30 and 18.00 hrs Monday to Friday, and 08.00 to 14.00 hrs on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60, Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

The applicant is further advised that any complaints received relating to noise of any type from the development may also be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints. This is done under the Statutory Nuisance provisions provided within the Environmental Protection Act 1990, and legal action may be taken where appropriate.

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The applicant must adhere to the times given above wherever possible. If however there are urgent or unavoidable circumstances requiring works outside of the specified times, permission to proceed may be sought by contacting Environmental Health and Housing Standards at: heathandhouisng@wrexham.gov.uk or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.



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