

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 MARK ROBERTS	Code Number	BAN P/2021/0251
Agent	MR MARK ROBERTS CLOY BANK FARM MILLBROOK LANE CLOY BANGOR ON DEE WREXHAM LL13 0DY	Date Received	12/03/2021
		Decision Date	30/04/2021

Town and Country Planning Act, 1990

Location of application

CLOY BANK FARM, MILLBROOK LANE, CLOY, BANGOR ON DEE, WREXHAM, LL13 0BD

Description of application

CODI MEWNIAD NEWYDD GYDA CHYNHWYSIAD CYFRIFON RHEILFFYRDD / ERECTION OF NEW MANEGE WITH A RAIL FENCE ENCLOSURE

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

EC4	Hedgerows, Trees and Woodland
EC5	Special Landscape Areas
EC6	Biodiversity Conservation
GDP1	Development objectives
PS2	Development and the environment

Revision	Date	Description of Decision
0	30/04/2021	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 received 25 March 2021 and as contained within the application documentation.

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3. The riding area shall not be used for any commercial or business purposes.

4. No development shall take place until a scheme of Reasonable Avoidance has been agreed with the LPA and a conservation enhancement scheme which includes additional native hedge planting or restoration. The scheme as approved shall be carried out as part of the development and thereafter retained.

5. Within 3 months of commencement of development a scheme of any proposed external lighting shall be submitted to and approved in writing by the Local Planning Authority. The lighting as is approved shall be installed in strict accordance with the scheme prior to first use of the development and shall thereafter be permanently retained in a fully operational condition.

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 safeguard the amenities of the area
4. To safeguard protected species in the interests of biodiversity
5. To safeguard the amenities of the area



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

Applicant MR MARK ROBERTS

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CLOY BANK FARM
MILLBROOK LANE
CLOY
BANGOR ON DEE
WREXHAM
LL13 0DY

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Decision

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