

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



|                  |                                                                                                                  |                      |                 |
|------------------|------------------------------------------------------------------------------------------------------------------|----------------------|-----------------|
| <b>Applicant</b> | MR & MRS CLARKE                                                                                                  | <b>Code Number</b>   | OVE P/2020/0331 |
| <b>Agent</b>     | ROGER PARRY AND PARTNERS<br>LLP<br>RICHARD CORBETT<br>THE ESTATE OFFICE<br>20 SALOP ROAD<br>OSWESTRY<br>SY11 2NU | <b>Date Received</b> | 16/06/2020      |
|                  |                                                                                                                  | <b>Decision Date</b> | 11/09/2020      |

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### **Town and Country Planning Act, 1990**

#### **Location of application**

THE DARLANDS, CLOY LANE, OVERTON, WREXHAM, LL13 0HP

#### **Description of application**

NEWID DEFNYDD TIR I YMESTYN IARD GLUDO (YN ÔL EDRYCH) /  
CHANGE OF USE OF LAND TO EXTEND HAULAGE YARD (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          |
| PS1  | Settlement limits               |
| PS2  | Development and the environment |
| PS3  | Brownfield Land                 |
| PS4  | Settlement Pattern              |

| Revision | Date       | Description of Decision    |
|----------|------------|----------------------------|
| 0        | 11/09/2020 | Planning permission issued |

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

##### **Condition(s)**

1. 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.

|                  |                                                                                                                  |                                                 |                 |
|------------------|------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|-----------------|
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|                  |                                                                                                                  | <b>Decision</b><br><b>Date</b>                  | 11/09/2020      |

2. Within 3 months of the date of this permission, a boundary hedge shall be planted on site in accordance with a planting scheme which has been submitted to and approved in writing by the Local Planning Authority.
3. The planting scheme implemented in connection with condition no. 02 shall be permanently retained. Any planting which becomes 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 within the next available planting season by trees or shrubs of similar size and species to those originally required to be planted.

### **Reason(s)**

1. 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. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
2. 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. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
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. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

**Applicant** MR & MRS CLARKE

**Code** OVE P/2020/0331

**Agent** ROGER PARRY AND  
PARTNERS LLP  
RICHARD CORBETT  
THE ESTATE OFFICE  
20 SALOP ROAD  
OSWESTRY  
SY11 2NU

**Number**

16/06/2020

**Date  
Received**

**Decision  
Date**

11/09/2020



**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](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)