

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

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
1	20/01/2021	P/2020/0776 - DISCHARGE OF CONDITION 2 (BOUNDARY HEDGE) OF PLANNING PERMISSION P/2020/0331

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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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.

Approval: 20.01.2021 **Reference Number:** P/2020/0776

By: Wrexham County Borough Council

Approved Landscape Layout Plan Ref: RJC-MZ510-03, Dated 19/01/2021

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.

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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