

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	JULIE JONES	Code No	ROS P/2020/0716
Agent	JULIE JONES ABERDUHONW FARM BUILT WELLS POWYS LD23 3YN	Date Received	15/10/2020
		Decision Date	15/12/2020

Town and Country Planning Act, 1990
Town and Country Planning (General Permitted Development) Order
1995 Schedule 2, Parts 6 and 7

Location of application

LAND AT ROSSETT MEADOWS FARM, , ROSSETT, WREXHAM, LL12 0AU .

Description of application

HYSBYSIAD YMLAEN LLAW AR GYFER ADEILAD STORIO
AMAETHYDDOL / PRIOR NOTIFICATION FOR AGRICULTURAL STORAGE
BUILDING

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

EC1	Green Barriers
EC12	Development and flood risk
EC13	Surface water run-off
EC3	Agricultural Buildings
EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
GDP1	Development objectives
PS2	Development and the environment

Wrexham County Borough Council hereby determines that approval is GIVEN for the siting, design and external appearance of the above mentioned development in accordance with the plans / details submitted and subject to the following conditions:-

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) received 12/11/2020 and as contained within the application documentation.
3. Within 3 months of commencement of development on site, full details of both hard and soft landscape works, to include some native planting for the site shall be submitted to and approved in writing by the Local Planning Authority. The plan shall provide for ecological improvement / habitat creation and enhancement in the soft landscape areas for the benefit of biodiversity conservation specifically tailored to the landscape features. The works shall be carried out prior to the occupation of any part of the development, with the exception of soft landscaping which shall be carried out in the first planting season (November to March) or seeding season (April to September) following the first use.
4. The landscaping scheme as carried out in connection with condition no. 3 shall be retained for a minimum of 5 years. Within this timescale, any planting becoming 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 with trees or shrubs of similar size and species to those originally required to be planted and within a timescale all to be submitted to and approved in writing by the Local Planning Authority.
5. Prior to their use on the development details of all external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.
6. No foul water drainage system shall be installed within the building hereby approved without the prior written approval of the Local Planning Authority.
7. No part of the development shall commence until a scheme for the comprehensive and integrated drainage of the site indicating how surface water and land drainage will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be implemented in accordance with a timescale to be agreed as part of the submitted details and maintained thereafter.
8. The building hereby approved shall be used for agricultural storage purposes only and not for any other commercial or business purposes.
9. Notice shall be given in writing to the Local Planning Authority of the completion of the building.

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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.
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6. To ensure that any foul drainage system for the building is justified for the intended agricultural purpose of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
7. To ensure that effective drainage facilities are provided for the proposed development, and that no adverse impact occurs to the environment or the existing public sewerage system in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.
8. To safeguard the amenities of the area
9. To comply with permitted development regulations.

Note(s) to applicant

Note to Applicant . SAB Approval Required
Following the commencement of Schedule 3 of the Flood and Water Management Act, the works as proposed are required to obtain approval from the SuDS Approving Body (SAB) prior to commencement of those construction works. Further details of the SAB, the new national standards, the pre application advice service and the application for approval process can be found on the Wrexham CBC's SAB webpage: https://www.wrexham.gov.uk/english/planning_portal/sab/sab.htm or by contacting the SAB Team directly at SAB@wrexham.gov.uk .

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 Environment and Planning Department on 01978 315300 for further advice and information.

Natural Resources Wales advice

Flood Risk

Our Flood Risk Map confirms the application site lies entirely within Zone C2 of the Development Advice Maps (DAM) as contained in TAN15.

Given the scale and/or nature of the proposed development (and in the absence of a flood consequences assessment) we consider the proposals could be acceptable, subject to the developer being made aware of the potential flood risks and advised to install flood-proofing measures as part of the development.

In areas at risk of flooding, we recommend that consideration be given to the incorporation of flood resistance/resilience measures into the design and construction of the development. If the intention is to raise the slab level of the barn, then raised ground levels should be limited to the building footprint itself. This is to limit any potential impacts on flooding from any source.

We refer the applicant to our website for further advice and guidance available. Additional guidance including the leaflet "Prepare your Property for flooding" can be found here.

www.naturalresourceswales.gov.uk

www.cyfoethnaturiolcymru.gov.uk

The developer can also access advice and information on protection from flooding from the ODPM publication 'Preparing for Floods: Interim Guidance for Improving the Flood Resistance of Domestic and Small Business Properties', can be found here

Protected Species

We note that there is no information about protected species with the application and, therefore, are assuming that your Authority has screened the application and concluded that there is not a reasonable likelihood of protected species being present.

Other Matters

Our comments above only relate specifically to matters included on our checklist, Development Planning Advisory Service: Consultation Topics (September 2018), which is published on our website. We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our website for further details. If you have any queries on the above, please do not hesitate to contact us.

A handwritten signature in black ink, appearing to be 'L. J. Smith'.

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