

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	JONATHAN TOMLINSON	Code Number	ROS P/2020/0869
Agent	JONATHAN TOMLINSON LODGE FARM COMMONWOOD HOLT WREXHAM LL13 9TE	Date Received	07/12/2020
		Decision Date	05/03/2021

Town and Country Planning Act, 1990

Location of application

LODGE FARM, BORRAS ROAD, COMMONWOOD, HOLT, WREXHAM, ,
LL13 9TE

Description of application

NEWID DEFNYDD I FRAGDY MEICRO (YN OL DREMIOL) / CHANGE OF
USE TO MICRO BREWERY (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
E6	Small farm-based or related employment operations
EC13	Surface water run-off
EC9	Listed buildings of special architectural or historic interest
GDP1	Development objectives
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	05/03/2021	Planning permission issued

Particulars of decision that permission be GRANTED

Subject to the following:-

Condition(s)

1. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) received 23 and 24 December 2020 and 3 February 2021 and as contained within the application documentation.

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2. The vehicular parking area as shown on approved drawings received 3/2/2021 shall be fully laid out, surfaced and drained prior to first use of the development. This parking area shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking of motor vehicles at all times.
3. 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.

Reason(s)

1. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
2. To provide for the parking of vehicles clear of the highway in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan
3. To safeguard the amenities of the area

Note(s) to applicant

Your attention is drawn to Highway Supplementary Notes - 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

The development is adjacent to a public right of way and the applicant should ensure that the footway is not interfered with. Further guidance can be obtained by contacting the Council's Rights of Way Officer on 01978 792761.

Natural Resources Wales Advice for the Developer

During the construction phase you should take any precaution to prevent contamination of surface water drains and local watercourses. Oils and chemicals should be stored in bunded areas and spill kits should be readily available in case of accidental spillages.

For further guidance please refer to GPP 5 and PPG 6 at the following link:
<http://www.netregs.org.uk/environmental-topics/pollution-prevention->

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guidelines-ppgs-and-replacement-series/guidance-for-pollution-prevention-gpps-full-list/.

Please also refer to PPG 29, Guidance for Pollution Prevention: Micro-breweries and micro-distilleries:

<https://www.netregs.org.uk/media/1687/gpp29-micro-breweries-and-distilleries.pdf>.



**Officer Appointed for this purpose
Chief Officer Planning & Regulatory**

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