

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 H WILLIAMS WYNNE	Code Number	RUA P/2020/0786
Agent	CARTER JONAS CHARLENE SUSSUMS-LEWIS CANON COURT NORTH ABBAY LAWN SHREWSBURY SY2 5DE	Date Received	06/11/2020
		Decision Date	13/01/2021

Town and Country Planning Act, 1990

Location of application

CINDERS FARM, CINDERS, RUABON, WREXHAM, LL14 6HL

Description of application

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AGRICULTURAL BUILDING FOR STORAGE OF FARM MACHINERY

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

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

Revision	Date	Description of Decision
0	13/01/2021	PLANNING PERMISSION ISSUED
1	5/02/2021	P/2021/049 - DISCHARGE OF CONDITION 3 (MATERIAL SAMPLES) OF PLANNING PERMISSION P/2020/0786

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.

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2. The development shall only be carried out in strict accordance with the details shown on the approved drawings referenced Proposed Block Plan, G(1), G(2), G(3), G(4), G(5) and G(6) and as contained within the application documentation.

3. Prior to their use on the development samples 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.

Approval: 05.02.2021 **Reference Number:** P/2021/0049

By: Wrexham County Borough Council

Approved Materials:

Facing and Roofing – Juniper Green (BS12B29)

4. 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 purpose described in the application plans and documents which is for the storage of a tractor, trailer and dumper, in connection with the agricultural functions of Cinders Farm only.

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

Note(s) to applicant

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;

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- 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.

All works relating to this development which are audible beyond the site boundary should be carried out only between 7.30 and 18.00 hrs Monday to Friday, and 08.00 to 14.00 hrs on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises. The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60, Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution. The applicant should adhere to the times given above wherever possible. For further information and advice regarding construction noise please contact the Council's Housing and Public Protection Department on 01978 315300.

Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or groundwater.

Only clean, uncontaminated surface water (rainwater runoff) should be allowed to drain to surface water such as ditches or watercourses. Any areas that have the potential to be contaminated should drain towards the appropriate dirty water collection facility.

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In accordance with the Environmental Permitting (England and Wales) Regulations, pollution of the nearby watercourse must be prevented both during the operational and construction phase. Runoff from muddy areas can cause siltation of watercourses which can smother habitats and damage fish further downstream. Please ensure that adequate silt management is in place.



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