

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 HUGH DAVID	Code Number	OVE P/2020/0506
Agent	ROGER PARRY AND PARTNERS LLP MR PAUL MIDDLETON HOGSTOW HALL MINSTERLEY SHREWSBURY SY5 0HZ	Date Received	07/08/2020
		Decision Date	08/12/2020

Town and Country Planning Act, 1990

Location of application

BRYN HALL, KNOLTON BRYN, OVERTON, WREXHAM, LL13 0LF

Description of application

CODI ADEILAD STORIO PWRPAS CYFFREDINOL AMAETHYDDOL /
ERECTION OF AGRICULTURAL GENERAL PURPOSE 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:-

EC3	Agricultural Buildings
GDP1	Development objectives

Revision	Date	Description of Decision
0	08/12/2020	Planning permission issued

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.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 1:2500 Location Plan, 1:500 Proposed Block Plan, Dwg No. 74312/20/03 Revision A, 1:2500 Location Plan (received 04/11/2020) and as contained within the application documentation.
3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.

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4. The fibre cement roofing sheets shall be finished in juniper green, to match the box profile metal cladding as outlined on approved plan no. 74312/20/03 Revision A.

5. The building shall be used for the purposes of agriculture only, as defined in Section 336 of the Town and Country Planning Act 1990.

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 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.
5. To prevent any use of the building in connection with the applicant's other commercial business, which is located within the same site and complex, for the avoidance of doubt and in the interest of safeguarding residential amenities of neighbouring occupiers in accordance with UDP Policy GDP1.



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

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