

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	MRS SHEILA GRIFFITHS	Code Number	OVE P/2020/0840
Agent	BROWNS OF WEM LTD MR BEN PERRY FOUR LANE ENDS WEM SHROPSHIRE SY4 5UQ	Date Received	24/11/2020
		Decision Date	05/03/2021

Town and Country Planning Act, 1990

Location of application

, FIELD AND YARD ADJACENT TO, MUSLEY FARM, MUSLEY LANE,
OVERTON ON DEE, WREXHAM, LL13 0LB

Description of application

BLOC STABL A MYNEDIAD NEWYDD / STABLE BLOCK AND NEW
ACCESS

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

EC4	Hedgerows, Trees and Woodland
GDP1	Development objectives

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 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 Dwg No. 6726 Rev A, Dwg No. 6703 Rev A, Dwg No. 6725 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.
4. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 25 metres in both

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directions measured to the centreline of the adjoining highway. Within these splays there shall be no obstruction above the level of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

5. The stables shall not be used for any commercial or business purposes.

6. Prior to first use of the development hereby approved, full details of any hard landscaping and boundary treatments (existing and proposed) shall be submitted to and approved in writing by the Local Planning Authority. The details shall shown on a plan areas of hard landscaping and positions, type, height and appearance of all boundary treatments (existing and proposed) and shall include a timescale for implementation works.

7. The landscaping scheme submitted and approved in connection with condition no. 06 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.

8. No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

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 that adequate visibility is provided at the proposed point of access to the highway in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

5. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

6. 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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7. 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.

8. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant

There should be no burning of manure and soiled horse bedding at the site.



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