

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 D PALETTA	Code Number	HOL P/2019/0920
Agent	BLUEPRINT LTD MR DAFYDD EDWARDS OFFICE 3K4 REDWITHER TOWER WREXHAM INDUSTRIAL ESTATE WREXHAM LL13 9XT	Date Received	12/12/2019
		Decision Date	02/03/2020

Town and Country Planning Act, 1990

Location of application

LAND BETWEEN, WALDEN HOUSE AND HOLT LODGE COTTAGES,
HUGMORE LANE, LLANYPWLL, WREXHAM, LL13 9YE

Description of application

CONSTRUCTION OF MÉNAGE (FOR PRIVATE USE ONLY)

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

EC6	Biodiversity Conservation
GDP1	Development objectives
PS2	Development and the environment

Revision	Date	Description of Decision
0	02/03/2020	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 P126/003 Rev A and as contained within the application documentation.
3. The menage shall not be used for any commercial or business purpose.
4. There shall be no external or artificial lighting installed at the site or used in connection with the development hereby approved.

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5. No part of the development shall commence until details of the proposed Reasonable Avoidance Measures (RAMs) have been submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall be carried out in strict accordance with the RAMS as are approved.

App Ref No: P/2020/0345 **Approved Details:** RAMS dated 29/04/2020 **Date:** 23/10/2020 **Approved by:** Wrexham County Borough Council

6. The boundary treatment surrounding the perimeter of the menage as shown on approved plan Drawing No. P126/003 Rev A shall be erected prior to first use of the development hereby approved.

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 safeguard residential amenities of neighbouring properties, which may otherwise cause nuisance and disturbance.
4. To safeguard existing residential amenities of neighbouring properties.
5. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
6. In the interest of safeguarding visual amenities of the area.



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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