

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 MAPP	Code Number	ISY P/2020/0802
Agent	MR STUART MILES BRAMBLES COTTAGE PEN Y LAN RUABON WREXHAM LL14 6HW	Date Received	18/11/2020
		Decision Date	11/02/2021

Town and Country Planning Act, 1990

Location of application

TY Y MAES, BOWLING BANK, WREXHAM, LL13 9RT, ,

Description of application

CODI ADEILAD AMAETHYDDOL / ERECTION OF AGRICULTURAL BUILDING

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
EC6	Biodiversity Conservation
GDP1	Development objectives
PS2	Development and the environment

Revision	Date	Description of Decision
0	11/02/2021	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) received 7/12/2020:
Location Plan
Site layout plan
Proposed floor plan
proposed elevations

Applicant	MR H MAPP	Code	ISY P/2020/0802
Agent	MR STUART MILES BRAMBLES COTTAGE PEN Y LAN RUABON WREXHAM LL14 6HW	Number	
		Date	18/11/2020
		Received	11/02/2021
		Decision	
		Date	

and as contained within the application documentation.

3. No facing or roofing materials shall be used other than materials matching those used on the existing agricultural building.
 4. No development, including site clearance, shall commence until a site wide Amphibian Method Statement for construction has been submitted to and approved in writing by the Local Planning Authority. The Method Statement should include:
 - Details of protective measures to be taken to minimise the impacts on Great Crested Newts (GCN).
 - Actions to be taken in event previously unidentified GCN features are found.
 - Details of measures to prevent or reduce incidental capture or killing of GCNs.
- The Method Statement shall be carried out in accordance with the approved details.

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 an approved Method Statement is implemented, which protects Great Crested Newts affected by the development.

Note(s) to applicant

Natural Resources Wales Advice

All works at the site must be carried out in accordance with PPG6: 'Working at construction and demolition sites' which are available on the following website: <http://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelines-ppgs-and-replacement-series/guidance-for-pollution-prevention-gpps-full-list/> The activity of importing waste into the site for use as, for example hardcore, must be registered with Natural Resources Wales as an exempt/permittable activity under the Environmental Permitting Regulations 2016. The developer should contact Natural Resources Wales to discuss the necessity for an exemption/permit for any material imported to and exported from the site. If during construction/excavation works any contaminated material is revealed, then the movement of such material either on or off site

Applicant	MR H MAPP	Code	ISY P/2020/0802
Agent	MR STUART MILES BRAMBLES COTTAGE PEN Y LAN RUABON WREXHAM LL14 6HW	Number	
		Date	18/11/2020
		Received	11/02/2021
		Decision	
		Date	

should be done in consultation with Natural Resources Wales. Any waste excavation material or building waste generated in the course of the development must be disposed of satisfactorily and in accordance with Section 34 of the Environmental Protection Act 1990. Carriers transporting waste from the site must be registered waste carriers and movement of any Hazardous Waste from the site must be accompanied by Hazardous waste consignment notes

If you have any queries on the above, please do not hesitate to contact us. 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.

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;
- 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.

Applicant	MR H MAPP	Code	ISY P/2020/0802
Agent	MR STUART MILES BRAMBLES COTTAGE PEN Y LAN RUABON WREXHAM LL14 6HW	Number	
		Date	18/11/2020
		Received	11/02/2021
		Decision	
		Date	

The Applicant is advised that under the Environmental Protection Act 1990, dust from construction and/or demolition activities can be judged to be causing a statutory nuisance to neighbouring properties. A legal notice can be served requiring that any dust nuisance is abated and failure to comply with the requirements of the notice can result in prosecution. The applicant should contact the Council's Housing and Public Protection Department on 01978 315300 for further advice and information.



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