

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	AMY AND ALICE BANNISTER - BELL	Code Number	OVE P/2020/0222
Agent	EQUESTRAIN DESIGN MR ANDY WOODWARD 5 WASLEY CLOSE FEARNHEAD WARRINGTON WA2 0DH	Date Received	31/03/2020
		Decision Date	04/08/2020

Town and Country Planning Act, 1990

Location of application

MODEL FARM, KNOLTON BRYN, OVERTON, WREXHAM, LL13 0LE

Description of application

NEWID DEFNYDD I FRIDFA CEFFYLAU, STABLAU NEWYDD, CERDDWR CEFFYLAU AC ARENA YMARFER / CHANGE OF USE TO EQUINE STUD, NEW STABLES, HORSE WALKER AND EXERCISE ARENA

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
EC6	Biodiversity Conservation
GDP1	Development objectives
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	04/08/2020	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 1430320, 1440320, 1460320 (Building Details) and 1470320, and as contained within the application documentation.

Applicant	AMY AND ALICE BANNISTER - BELL	Code Number	OVE P/2020/0222
Agent	EQUESTRAIN DESIGN MR ANDY WOODWARD 5 WASLEY CLOSE FEARNHEAD WARRINGTON WA2 0DH	Date Received	31/03/2020
		Decision Date	04/08/2020

3. Prior to their use on the development, samples of all construction materials for the approved structures 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.
4. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 33 metres in both 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. Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 10 metres behind the adjoining highway.
6. There shall be no gates or other means of enclosure across the vehicular access point within 10 metres of the highway boundary.
7. The vehicular access hereby approved shall be a minimum width of 5 metres for a minimum distance of 10 metres measured back from the highway.
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.
9. No part of the development shall commence until a Conservation Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include (but not be limited to) details to control, remove and manage invasive species, details of measures to prevent or reduce incidental capture of great crested newts, details of the person(s) who will implement these measures, and an external lighting scheme. The approved Conservation Plan shall thereafter be fully implemented in all respects.
10. A compliance audit shall be carried out by a qualified ecologist, independently of the appointed principal ecologist, in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. A copy of the completed audit reports should be submitted to and approved in writing by the Local Planning Authority after each phase of development.

Applicant	AMY AND ALICE BANNISTER - BELL	Code Number	OVE P/2020/0222
Agent	EQUESTRAIN DESIGN MR ANDY WOODWARD 5 WASLEY CLOSE FEARNHEAD WARRINGTON WA2 0DH	Date Received	31/03/2020
		Decision Date	04/08/2020

11. No equipment, machinery, plant or materials of any kind in connection with the development shall be brought onto the site until tree protection fencing and ground protection measures have been fully implemented. The fencing shall consist of a scaffold framework in accordance with Figure 2 of British Standard 5837:2012 comprising a vertical and horizontal framework, well braced to resist impacts, with vertical tubes spaced at a maximum interval of 3 metres. Onto this, 2.1 metre weldmesh panels shall be securely fixed with wire or scaffold clamps. This fencing shall be erected at the extent of each tree(s) Root Protection Area, as set out in British Standard 5837:2012 or as shown as the Construction Exclusion Zone on the approved Tree Protection Plan Ref. 1460320. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made.

12. The tree protection fencing and ground protection measures approved in connection with condition no. 11 shall be kept in place until all external site works have been completed and the removal of the fencing has been approved in writing by the Local Planning Authority.

13. 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 purposes described in the application plans and documents.

14. No equipment, machinery, plant or materials of any kind in connection with the development shall be brought onto the site until badger sett protection fencing and ground protection measures have been fully implemented in strict accordance with plan no. 1460320. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made.

15. The development shall be carried out in strict accordance with the methodology, findings and recommendations contained within the Extended Phase 1 Survey report (Jeff Clarke Ecology - Report No. Model Farm EXT1/012020, 24 March 2020) approved as part of this application.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

Applicant	AMY AND ALICE BANNISTER - BELL	Code Number	OVE P/2020/0222
Agent	EQUESTRAIN DESIGN MR ANDY WOODWARD 5 WASLEY CLOSE FEARNHEAD WARRINGTON WA2 0DH	Date Received	31/03/2020
		Decision Date	04/08/2020

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. To ensure that no deleterious material is carried onto the highway, in the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
6. In the interest of the free and safe movement of traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
7. To ensure the formation of a safe and satisfactory access in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
8. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
9. 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.
10. In order to protect wildlife interests, which are afforded special protection in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
11. To ensure that the retained trees are adequately protected during development in the interests of amenity in accordance with Policies GDP1 and EC4 of the Wrexham Unitary Development Plan..
12. To ensure that the retained trees are adequately protected during development in the interests of amenity in accordance with Policies GDP1 and EC4 of the Wrexham Unitary Development Plan..
13. To accord with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
14. 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.

Applicant	AMY AND ALICE BANNISTER - BELL	Code Number	OVE P/2020/0222
Agent	EQUESTRAIN DESIGN MR ANDY WOODWARD 5 WASLEY CLOSE FEARNHEAD WARRINGTON WA2 0DH	Date Received	31/03/2020
		Decision Date	04/08/2020

15. 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.



**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