

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	MISS RHIAN WILLIAMS	Code No	GRE P/2020/0218
Agent	MISS RHIAN WILLIAMS RYECROFT MEADOW CAIA COTTAGE OLD WREXHAM ROAD GRESFORD WREXHAM LL12 8UA	Date Received	27/03/2020
		Decision Date	07/08/2020

Town and Country Planning Act, 1990

Location of application

CAIA FARM, OLD WREXHAM ROAD, GRESFORD, WREXHAM, LL12 8UA

Description of application

NEWID DEFNYDD TIR AMAETHYDDOL I ARDAL YMARFER CWN (YN OL DREMIOI) / CHANGE OF USE OF AGRICULTURAL LAND TO DOG EXERCISE AREA (IN RETROSPECT)

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
T9	Walking, cycling and horse riding routes

Particulars of decision that permission be REFUSED

Reason

1. By virtue of the noise levels, non-continuous sources of noise, and the general character of the noise associated with the proposed use (dogs and their handlers), to allow the development would be a constant source of irritation and disturbance to neighbouring noise sensitive properties, detrimental to their amenity and contrary to Wrexham Unitary Development Plan Policy GDP1 (f).

Applicant	«APPAPPTITLE» «APPapp1st» «APPAPPSURNAME» «APPCompany»	Code Number	«APPParish» «APPCategory»/«APPREF a»/«APPREFb»
Agent	«APPAGENTNAME» «APPAGENTA1» «APPAGENTA2» «APPAGENTA3» «APPAGENTA4» «APPAGENTPOST»	Date Received Decision Date	«APPReceived» «APPDECDATE»



**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