

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 M WILLIAMS	Code Number	OVE P/2020/0236
Agent	BOWER EDLESTON ARCHITECTS LTD MR COLIN BOWEN SWEETBRIAR HALL 65 HOSPITAL STREET NANTWICH CW5 5RW	Date Received	07/04/2020
		Decision Date	03/08/2020

Town and Country Planning Act, 1990

Location of application

LIGHTWOOD HALL FARM, MUSLEY LANE, OVERTON, WREXHAM, LL13 0LB

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:-

EC3	Agricultural Buildings
EC6	Biodiversity Conservation
GDP1	Development objectives
PS2	Development and the environment
PS3	Brownfield Land

Revision	Date	Description of Decision
0	03/08/2020	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 6977 01 and 6977 02, and as contained within the application documentation.

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3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.
4. 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.

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. The premises are close to residential properties and it is considered necessary to strictly control the nature and intensity of the use of the premises in the interests of the amenities of the area and, 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.

Note(s) to applicant

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.

Applicant MR M WILLIAMS

Code OVE P/2020/0236

Agent BOWER EDLESTON
ARCHITECTS LTD
MR COLIN BOWEN
SWEETBRIAR HALL
65 HOSPITAL STREET
NANTWICH
CW5 5RW

Number
Date 07/04/2020
Received

Decision 03/08/2020
Date



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