

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 OLIVER OWEN	Code Number	SES P/2020/0290
Agent	FORGE PROPERTY CONSULTANTS MR JAMES HASSELWOOD LANE END TEDSMORE ROAD WEST FELTON OSWESTRY SHROPSHIRE SY11 4ER	Date Received	23/04/2020
		Decision Date	13/08/2020

Town and Country Planning Act, 1990

Location of application

BRIDGE FARM, PICKHILL, CROSS LANES, WREXHAM, LL13 0UH

Description of application

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SILAGE STORE AND UNDERGROUND EFFLUENT TANK

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
PS3	Brownfield Land

Revision	Date	Description of Decision
0	13/08/2020	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 drawings referenced 'Location and Block Plan' dated July 2020, 'Plan and Elevation' dated July 2020, application form, and Design and Access Statement prepared by James Haselwood.

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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 development shall be used except for the precise purposes described in the application plans and documents, and the effluent tank shall be for the storage of slurry, dirty surface water and effluent run-off generated by Bridge Farm only.

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.

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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.

The applicant is advised of the requirement to comply with the Control of Pollution (Silage, Slurry and Agricultural Fuel Oil) Regulations 1991, in addition to the related Codes of Practice. These regulations are enforced by the Environment Agency who require 14 days written notification in advance of any plans to install a new silo or alter an existing facility. 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.

The applicant is advised to have regard for the advice contained within the response from NRW dated 12/08/2020, attached to this decision.



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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Code SES P/2020/0290

Agent FORGE PROPERTY
CONSULTANTS
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SY11 4ER

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