In pursuance of its powers under the Acts an 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

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant AMANDA FRANKLAND

Agent MR DAFYDD EDWARDS
Office 34K
Redwither Tower
Wrexham Industrial Estate
Wrexham
LL13 9XT

Reference P/2024/1195

Date Received 22/05/2024

Decision Date 14/03/2025

Town and Country Planning Act, 1990

Location of Application

LAND ADJACENT, TANYFRON ROAD, TANYFRON, WREXHAM, LL11 5SA

Description of Application

MARCHOGAETH A CHODI STABLAU A CHYNHWYSYDD STORIO
CHANGE OF USE OF LAND TO EQUESTRIAN AND ERECTION OF STABLES AND STORAGE CONTAINER

In reaching this decision the Council has had regard to the following relevant policies: -

National Policies and Technical Advice Notes (TAN):
TAN 12 : Design
TAN 6 : Planning for Sustainable Rural Communities

Wrexham Local Development 2013 – 2028:
SP12 - Design Principles & Masterplanning Framework
SP14 - Natural Environment
SP19 - Green Infrastructure
SP2 - Location of Development
SP6 - Green Wedge
T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	14/03/2025	Planning permission issued
1	02/09/2025	Approval of conditions 4,5 and 7 (ref: P/2025/0345)

Particulars of decision : GRANTED subject to the following:-

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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 following plan(s) and document(s): Drawings Nos. F054/004 Revision D, F054/005 Revision B and F054/006 Revision A.

3. Prior to first use of the development hereby permitted the vehicular access shall provide visibility splays of 2.4 x 25m in the westerly direction and 2.4 x 31m in the easterly direction measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility

4. No part of the development shall commence until a plan to provide net benefit for biodiversity (NBB) i.e. a better outcome than if the site was left undeveloped has been submitted to, and approved in writing by, the Local Planning Authority. The measures shall be implemented in full, prior to first occupation / use of the development, and thereafter maintained for the lifetime of the development

   Approval Ref: P/2025/0345
   Approved by: Wrexham County Borough Council
   Approved detail: Updated Biodiversity Statement
   Approved date: 02/09/2025

5. No development shall take place until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority.

   Approval Ref: P/2025/0345
   Approved by: Wrexham County Borough Council
   Approved detail: Landscaping plan ref: F054 005
   Approved date: 02/09/2025

In pursuance of its powers under the Acts an 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

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6. Landscaping shall be undertaking in accordance with the scheme submitted and approved in connection with condition 5. All planting shall be carried out in the first planting (November to March) and seeding seasons following the first use of the development (April to September). Thereafter, any trees, hedgerows or plants which die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with trees or hedgerow species of the same species as the trees or hedgerow originally planted.

7. Prior to commencement of development a suitable manure management plan (MMP) based on an underlying nutrient management plan (NMP) shall be submitted to and approved in writing by the Local Planning Authority. Such plan as may be approved shall be fully implemented and remain in place for the lifetime of the development.

Approval Ref: P/2025/0345
Approved by: Wrexham County Borough Council
Approved detail: Manure Management Plan
Approved date: 02/09/2025

8. The stable block and land edged red on drawings Nos. F045/004 Revision D and F054/005 Revision B shall be used for the private stabling and exercise of horses only and shall not be used for livery or any commercial purpose.

9. 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.

10. 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 and thereafter permanently retained.

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11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any Order revoking and re-enacting that Order with or without modification), no fences, gates or walls shall be erected within shall be erected, constructed or placed across the access within 10 metres of the highway boundary.

Reason(s)

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

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

3. To ensure that adequate visibility is provided at the proposed point of access to the highway in accordance with Policy DM1 (vi) of the Wrexham Local Development Plan.

4. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12

5. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies DM1, SP12 and SP14 of the Wrexham Local Development Plan.

6. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies DM1, SP12 and SP14 of the Wrexham Local Development Plan

In pursuance of its powers under the Acts an 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

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7. In the interest of preventing pollution in accordance with Policy DM1 (iii) of the Wrexham Local Development Plan.

8. In the interests of highway safety and the amenities of the occupiers of nearby dwellings, in accordance with policy DM1 of the Wrexham Local Development Plan.

9. To ensure that no deleterious material is carried onto the highway, in the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan.

10. In the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan.

11. In the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan.

David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wrecsam
Chief Officer Economy and Planning, Wrexham County Borough Council

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council