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 Mr Glyn Owen

Reference P/2024/1646

Decision Date 26/09/2025

Town and Country Planning Act, 1990

Location of Application

LLWYDIARTH, DOLYWERN, PONTFADOG, LLANGOLLEN, LL20 7AG

Description of Application

CODI STORFA DAIL

ERECTION OF MANURE STORE

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

Development Plan Policies:

EC13 - Surface Water Run-off
EC14 - Protection of Controlled Waters
EC3 - Agricultural Buildings
EC 4 - Hedgerows, Trees and Woodland
EC6 - Biodiversity Conservation
GDP 1- Development Objectives
T8 - Parking
EC5 - Special Landscape Areas
PS2 - Broad Location of Development

Revision	Date	Description of Decision
0	26/09/2025	Planning permission issued

Particulars of decision : 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.

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2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
   - Proposed Slurry Store Elevation Plans
   - Elevation Plans A, B, C and D
   - Proposed Site Plan

3. The external surfaces of the store shall be constructed of the materials specified on approved plan referenced: Proposed Slurry Store Elevation Plans.

4. Within 3 months of commencement of development a comprehensive landscaping scheme including native hedgerow and tree planting shall be submitted to, and approved in writing by, the Local Planning Authority. The landscaping scheme as may be approved shall thereafter be fully implemented within the first planting season (November to March) or seeding season (April to September) following the first use. Any trees, hedgerows or plants which die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

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 a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

4. 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, PS11, EC4, EC5 and EC6 of the Wrexham Unitary Development Plan.

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Note(s) to applicant

Following the commencement of Schedule 3 of the Flood and Water Management Act, the works as proposed are required to obtain approval from the SuDS Approving Body (SAB) prior to commencement of those construction works. Further details of the SAB, the new national standards, the pre-application advice service and the application for approval process can be found on the Wrexham CBC's SAB webpage: https://www.wrexham.gov.uk/english/planning_portal/sab/sab.htm or by contacting the SAB Team directly at SAB@wrexham.gov.uk

The structure shall be constructed to meet the standards set out in the Regulations and BS 5502 (Building and Structures for Agriculture Code of Practice for Design, Construction and Loading).

The slurry should be applied to land in accordance with a suitable manure management plan (MMP) based on an underlying nutrient management plan (NMP). The Code of Good Agricultural Practice (COGAP) has standard formats for the MMP and associated NMP.

The development is near Public Right of Way footpath Glyntraian No. 5 which should not be diverted or blocked by the development, nor during its construction.

Ian Jones

Prif Swyddog Dros Dro Yr Economi a Chynllunio
Interim Chief Officer Economy and Planning

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