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 P HUXLEY

Agent MR BRIAN LEWIS
10 PARC Y LLAN,
LLANFAIR DC, .,
RUTHIN, United
Kingdom, LL15 2YL

Reference P/2024/1655

Date Received 09/12/2024

Decision Date 31/07/2025

Town and Country Planning Act, 1990

Location of Application

HALGHTON VILLA, HORSEMANS GREEN, WHITCHURCH, SY13 3DY

Description of Application

CODI LAGŴN SLYRI Â FFENS DDIOGELWCH A GWAITH CYSYLLTIEDIG

ERECTION OF SLURRY LAGOON WITH SAFETY FENCING AND ASSOCIATED WORKS

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

Development Plan Policies:

EC14 - Protection of Controlled Waters
EC6 - Biodiversity Conservation
GDP 1- Development Objectives
PS1 - Broad Location of Development
PS 11 – Biodiversity
PS2 - Broad Location of Development

Revision	Date	Description of Decision
0	31/07/2025	Planning permission issued
1	15/10/2025	Approval of condition 3 (planting) ref: P/2025/0628

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):
Existing site and location plan Dwg No 24 – 01
Proposed site and location plan Dwg No 24 – 02
Proposed site levels plan Dwg No 24 – 04
Proposed lagoon floor plan Dwg No 24 – 05
Proposed sections Dwg No 24 – 03
Revised DAS (13/05/25)

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3. Notwithstanding the submitted detail, no part of the development shall commence until a scheme for the planting of hedges on site has been submitted to and approved in writing by the Local Planning Authority, to include the following information: • Use a minimum of 5 native species. • Blackthorn (Prunus spinose) combined with Hawthorn (Crataegus monogyna) should make up 80% of your species, these can be integrated with any three from: • 5-15% Hazel (Corylus avellana) and/or Field Maple (Acer campestre); and • 0-5% of Holly (Ilex aquifolium), Field Rose (Rosa arvensis), Gooseberry (Ribes uva-crispa), Bird Cherry (Prunus padus) and Dog Rose (Rosa canina). • Choose 60cm+ bare-rooted transplants or pot grown for some species such as Holly Preparation • The best time for planting is late autumn, after mid-November, although anytime between October and March is acceptable, provided the ground is not frozen or flooded. • Create a 1m wide, weed free strip either by ploughing, digging or in limited cases, treating with a systemic herbicide. • Ensure the roots of the plants do not dry out before planting. Planting • plants should be supplied in accordance with the Horticultural Trade Association's National Plant specification and be sourced from a nursery that is a Member of the Horticultural Trades Association Nursery Certification Scheme. • Plant in trenches large enough to take full spread of roots (20cm depth x 40cm width). Back fill with a previously prepared mixture of topsoil excavated from the pit, together with suitable compost and additional topsoil as required. • Plant in a double staggered row approximately 30cm apart. • Set out plants evenly using the plan below as a guide, 6 plants per m. • The base of the hedge should be mulched with a 50-75mm layer of composted bark to stop weed growth and retain moisture in the soil. • Where necessary, protect plants from damage and grazing by using protective tubes or spiral guards. Such scheme as may be approved shall be fully implemented and maintained for the lifetime of the development.
Approval ref: P/2025/0658
Approved by : Wrexham County Borough Council
Approved detail: Location plan and Dwg no. 24-08 - Planting plan
Approved date: 15/10/2025

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4. The development shall be carried out in strict accordance with the findings and recommendations contained within :
   - M. (2025). Land at Halghton Villa, Horseman's Green Ecological Appraisal. PJ Ecological Solutions.
   - Whitehead, M. (2025). Land at Halghton Villa, Horseman's Green Plan of Reasonable Avoidance Measures (Great Crested Newts). P J Ecological Solutions.

   The mitigation and compensation measures hereby approved shall be fully implemented prior to first use of the development

5. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) detailed in the revised DAS (dated 13/05/25) have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

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 Policies GDP1, PS11, EC4, EC5 and EC6 of the Wrexham Unitary Development Plan.

4. In order to protect wildlife interests in accordance with Policies GDP1, PS11, EC4, EC5 and EC6 of the Wrexham Unitary Development Plan.

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

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Note(s) to applicant

The applicant is advised that some public sewers and lateral drains may not be recorded on our maps; some sewers were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

All works in relation to the implementation of this permission, including deliveries to and /or leaving the site, should be undertaken only between the hours of 07.30 to 18.00 Monday to Friday, 08.00 to 14.00 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 is further advised that any complaints received relating to noise of any type from the development may also be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints. This is done under the Statutory Nuisance provisions provided within the Environmental Protection Act 1990, and legal action may be taken where appropriate.

The applicant must adhere to the times given above wherever possible. If, however, there are urgent or unavoidable circumstances requiring work outside of the specified times, permission to proceed may be sought by contacting Environmental Health & Housing Standards at healthandhousing@wrexham.gov.uk or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.

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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 Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.

The Applicant is advised that under the dust from construction and / or demolition activities can be judged to be causing a statutory nuisance to neighbouring properties. A legal notice can be served requiring that any dust nuisance is abated, and failure to comply with the requirements of the notice can result in prosecution. The applicant should contact the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.

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 Natural Resources Wales who require 14 days written notification in advance of any plans to install a new silo or alter an existing facility.

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

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