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 Ms and Mr Jenny & Stuart Davies & Samuel

Agent DPA Ltd
Salop House, 13 Salop Road, Oswestry, United Kingdom, SY11 2NR

Reference P/2024/1617

Date Received 22/11/2024

Decision Date 16/01/2025

Town and Country Planning Act, 1990

Location of Application

DUKES VIEW, THE PANT FARM, HANMER, WHITCHURCH, SY13 3DS

Description of Application

NEWID DEFNYDD TIR O AMAETHYDDOL I FARCHOGOL A FFURFIO MENEGE POB TYWYDD
CHANGE OF USE OF LAND FROM AGRICULTURAL TO EQUESTRIAN AND THE FORMATION OF ALL-WEATHER MANEGE

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 5 : Nature Conservation and Planning
TAN 6 : Planning for Sustainable Rural Communities

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
SP12 - Design Principles & Masterplanning Framework
SP14 - Natural Environment
SP19 - Green Infrastructure
SP2 - Location of Development

Revision	Date	Description of Decision
0	16/01/2025	Planning permission issued
1	14/11/2025	Approval of condition 6 (Biodiversity) ref: P/2025/0733

Particulars of decision : GRANTED subject to the following:-

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 Ms and Mr Jenny & Stuart Davies & Samuel

Agent DPA Ltd
Salop House, 13 Salop Road, Oswestry, United Kingdom, SY11 2NR

Reference P/2024/1617

Date Received 22/11/2024

Decision Date 16/01/2025

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):
Dwg nos P-01 and P-02
Green Infrastructure Statement

3. The development shall be carried out in strict accordance with the findings and recommendations contained within . Ecological Appraisal. Ref PEA BJ24-206.2 by Ben Jones Ecology, dated November 2024 The mitigation and compensation measures hereby approved shall be fully implemented prior to first use of the development.

4. The use of the development hereby permitted shall be for private use only and shall at no time be used for commercial purposes.

5. Prior to installation, should any external lighting be proposed, full details of the scheme shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the lighting as may be approved shall be fully implemented and retained for the lifetime of the permission.

6. 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/2025/0733
   Approved by: Wrexham County Borough Council
   Approved detail: Net Benefit for Biodiversity report ref: NBB BJ24-206.2
   Approved date: 14/11/2025

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

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant Ms and Mr Jenny & Stuart Davies & Samuel

Agent DPA Ltd
Salop House, 13 Salop Road, Oswestry, United Kingdom, SY11 2NR

Reference P/2024/1617

Date Received 22/11/2024

Decision Date 16/01/2025

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. In order to protect wildlife interests in accordance with Policies DM1 and SP14, NE1 and NE2 of the Wrexham Local Development Plan.

4. In order that the Local Planning Authority retain a degree of control over the use of the site.

5. To ensure appropriate lighting levels in the interest of protecting residential amenity in accordance with Policy DM1 of the Local Development Plan and to ensure no harm to Protected Species in accordance with Policy SP14 of the Local Development Plan.

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

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