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 Ravenscroft - Jones

Agent Mr Gerallt Davies
1, Berriew Street,
Welshpool, GB, SY21 7SQ

Reference P/2026/0250

Date Received 20/04/2026

Decision Date 05/06/2026

Town and Country Planning Act, 1990

Location of Application

CHERRY TREE FARM, RED HALL LANE, PENLEY, WREXHAM, LL13 0NA

Description of Application

CODI ADEILAD AMAETHYDDOL I ORCHUDDIO'R IARD BRESENNOL

ERECTION OF AGRICULTURAL BUILDING TO COVER EXISTING YARD

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

Development Plan Policies:

EC2 - Agricultural Land
EC3 - Agricultural Buildings
EC6 - Biodiversity Conservation
GDP 1- Development Objectives
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS2 - Broad Location of Development
T8 - Parking

Revision	Date	Description of Decision
0	04/06/2026	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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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Reference P/2026/0250

Date Received 20/04/2026

Decision Date 05/06/2026

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): 82211 / GD / 001, Planning Statement Application for the Erection of an Agricultural Building to Cover Existing Yard at Cherry Tree Farm, Red Hall Lane, Penley, Wrexham, LL13 0NA, 82211 / GD / 100, 82211 / GD / 101

3. The external surfaces of the building(s) shall be constructed of the materials specified on 82211 / GD / 001, Planning Statement Application for the Erection of an Agricultural Building to Cover Existing Yard at Cherry Tree Farm, Red Hall Lane, Penley, Wrexham, LL13 0NA, 82211 / GD / 100, 82211 / GD / 101

4. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on Biodiversity Enhancement Plan Submitted 20 Apr 2026. Green Infrastructure Statement Submitted 20 Apr 2026 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 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 Policy GDP1 of the Wrexham Unitary 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

Applicant	Mr Ravenscroft - Jones	**Reference**	P/2026/0250
Agent	Mr Geraint Davies 1, Berriew Street, Welshpool, GB, SY21 7SQ	**Date Received**	20/04/2026
		Decision Date	05/06/2026

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

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