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 Pete Newbrook

Reference P/2025/0314

Agent Mr Gethin James
Troed y Bryn,
Llanarthne,
Carmarthen,
Carmarthenshire,
SA32 8JE

Date Received 31/03/2025

Decision Date 10/07/2026

Town and Country Planning Act, 1990

Location of Application

CEFN UCHAF, NANTYR, LLANGOLLEN, LL20 7DF

Description of Application

ADEILADU CLAMP SILWAIR GYDA THO

CONSTRUCTION OF SILAGE CLAMP WITH ROOF

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

Development Plan Policies:

EC2 - Agricultural Land
EC3 - Agricultural Buildings
EC5 - Special Landscape Areas
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS2 - Broad Location of Development
T7 - Traffic Management
T8 - Parking

Revision	Date	Description of Decision
0	10/07/2026	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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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): 1023/37, PA/05, PA/06

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on PA/06 have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

4. No land drainage run-off or surface water shall be permitted to discharge or connect to the public sewerage system, either directly or indirectly, and foul and surface water shall be drained separately from the site.

5. 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.

6. Prior to first use of the development hereby permitted the vehicular access shall provide visibility splays of 2.4 metres x 33 metres in both directions measured to the centreline of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

7. 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.

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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8. No development shall commence, including any works of demolition, until a Construction Traffic Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for: CEFN UCHAF, NANTYR, LLANGOLLEN, LL20 7DF

9. Prior to first use of the development a verge crossing to the site shall be constructed in strict accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority

10. No development shall take until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority. The development will be carried out in accordance with the approved scheme.

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

4. To protect the integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment 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 Pete Newbrook

Reference P/2025/0314

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5. To ensure that no deleterious material is carried onto the highway, in the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

6. To ensure that adequate visibility is provided at the proposed point of access to the highway in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

7. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

8. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

9. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

10. 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.

Ian Jones

Prif Swyddog, Economi a Chynllunio
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