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 Terry Harper

Reference P/2025/0715

Agent Dr Hazel Nash
Addlepool Business
Centre, Woodbury
Road, Clyst St George,
Exeter, United
Kingdom, EX3 0NR

Date Received 15/09/2025

Decision Date 17/03/2026

Town and Country Planning Act, 1990

Location of Application

LAND SOUTH OF FARM LANE, TANYFRON ROAD, TANYFRON, WREXHAM, LL11 5SF

Description of Application

AILRADDIO TIR AR GYFER GOSOD TRAC AC ARDAL DROI A LLEOLI 2 GYNHWYSYDD LLONGAU DROS DRO

REGRADING OF LAND FOR INSTALLATION OF TRACK AND TURNING AREA AND TEMPORARY SITING OF 2 NO SHIPPING CONTAINERS

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

Development Plan Policies:

PS11 – Biodiversity
GDP1 - Development objectives
EC2 - Agricultural land
EC3 - Agricultural buildings
EC4 - Hedgerows, trees and woodland
EC6 - Biodiversity conservation
EC12 - Development and flood risk
EC13 - Surface water -run-off.

Revision	Date	Description of Decision
0	17/03/2026	Planning permission issued
1	14/07/2026	Discharge of Condition 4 – P/2026/0420

Particulars of decision : GRANTED subject to the following:-

1. The containers on site will be removed off site within three years of the date of this planning 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):
Location and block plan -drawing number HN/2491/0525-200 - 01
Regularisation of track and shipping container plans and elevations - drawing number HN/2491/0525 - 200 -02,
Landscaping plan drawing number HN/2491/0525-200-03 dated March 2026.

3. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

4. Within 4 months of the date of this approval a timetable for the measures to deliver net benefit for biodiversity (NBB) as set out in the site enhancement plan - net biodiversity, dated March 2026 and on the landscaping plan drawing number HN/2491/0525 - 200-03 dated March 2026 will be submitted to the Council and implemented in full. The measures shall thereafter be maintained for the lifetime of the development

Approved
Date: 14/07/2026
Details: In accordance with detail as set out in the Net Biodiversity report and plan in support of the application Reference: P/2026/0420

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 prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.'

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

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 Terry Harper

Agent Dr Hazel Nash
Addlepool Business
Centre, Woodbury
Road, Clyst St George,
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Kingdom, EX3 0NR

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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