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 DAVID METCALFE	**Code Number**	WRO P/2023/0278
Agent	PAUL MCCONVILLE MECOM PLUMER HOUSE 3RD FLOOR, EAST WING TAILYOUR ROAD PLYMOUTH PL6 5DH	**Date Received**	14/04/2023
		Decision Date	01/02/2024

Town and Country Planning Act, 1990

Location of application

THE RAMADA PLAZA HOTEL, ELLICE WAY, WREXHAM, LL13 7YT

Description of application

ADEILADU SAFLE GWEFRU CERBYDAU TRYDAN A GWAITH AC ISADEILEDD CYSYLLTIEDIG AR GYFER CREU 20 GOFOD PARCIO / CONSTRUCTION OF ELECTRIC VEHICLE (EV) CHARGING SITE AND ASSOCIATED INFRASTRUCTURE AND WORKS TO CREATE 20 NO PARKING SPACES

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Local Development Plan which are as follows:-

DM1	Development Management Considerations
NE1	International and National Nature Conservation Designations
NE3	Trees, Woodlands and Hedgerows
NE6	Waste Water Treatment and River Water Quality
RE2	Renewable Energy Scheme
SP11	Transport and Accessibility
SP12	Design Principles & Masterplanning Framework
SP13	Health and Wellbeing
SP14	Natural Environment
SP2	Location of Development
T1	Managing Transport Impacts

Revision	Date	Description of Decision
0	01/02/2024	Planning permission issued

Particulars of decision that permission be GRANTED
Subject to the following:-

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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 approved drawing(s) numbered:
60695026_ACM_ CDE_ WRE_ AR_ 1050_00.7 (Drainage layout)
60695026_ACM_ CDE_ WRE_ AR_ 1012_00.7 (Site layout plan proposed)
60695026_ACM_ CDE_ WRE_ AR_ 1014_00.7 (Layout plan northern car park)
60695026_ACM_ CDE_ WRE_ AR_ 1001-P02 (Landscape layout northern carpark)
60695026_ACM_ CDE_ WRE_ AR_ 1002-P01 Landscape scheme southern car park
60695026_ACM_ CDE_ WRE_ AR_ 1003_0.1 Proposed elevations
60695026_ACM_ CDE_ WRE_ AR_ 1001_0.1 Existing site layout
60695026_ACM_ CDE_ WRE_ AR_ 1000_0.1 Location plan
and as contained within the application documentation.
3. The landscaping scheme approved as part of this application shall be fully implemented in strict accordance with approved drawings no. - 60695026_ACM_ CDE_ WRE_ AR_ 1001-P02,60695026_ACM_ CDE_ WRE_ AR_ 1012_00.7, 60695026_ACM_ CDE_ WRE_ AR_ 1014_00.7 and 60695026_ACM_ CDE_ WRE-00-DR-LA-1002 1002 within three months of the first use of the development with the exception of soft landscaping which shall be carried out in the first planting season (November to March) or seeding season (April to September) following the first use.
4. The landscaping scheme as carried out in connection with condition no. 3 shall be retained for a minimum of 5 years. Within this timescale, any planting becoming severely damaged or seriously diseased, or is in poor physiological condition and/or are removed without the written permission of the Local Planning Authority shall be replaced with trees or shrubs of similar size and species to those originally required to be planted and within a timescale all to be submitted to and approved in writing by the Local Planning Authority.

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5. No part of the development shall commence until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in strict accordance with the Method Statement as is approved. The Method Statement shall include the following:
a) A specification for tree protection fencing and ground protection measures that comply with British Standard 5837:2012;
b) A Tree Protection Plan showing the location of the trees to be removed and retained with their crown spreads, Root Protection Areas, Construction Exclusion Zones, and location of protective fencing and ground protection measures accurately plotted;
c) A full specification for any access, driveway, path, underground services or wall foundations within retained tree Root Protection Areas or Construction Exclusion Zone, including any related sections and method for avoiding damage to retained trees;
d) Details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires;
e) Details of the frequency of supervisory visits and procedures for notifying the findings of such visits to the Local Planning Authority;
f) Method for protecting retained trees during demolition works;
g) Details of all proposed tree works, including felling and pruning.
6. No part of the development shall commence until full details for the arboricultural supervision of tree protection measures and any ground works within retained tree(s) Root Protection Areas, as specified by BS5837:2012 or as shown on a Tree Protection Plan have been submitted to and approved in writing by the Local Planning Authority. The supervisory works shall be carried out in strict accordance with the details as approved.
7. Within six months of the first use of the development, trees and shrubs shall be planted on the site in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.
8. The existing trees, shrubs and hedges shown on drawing No. 60695026/ACM/DDE/WRE/DR/AR/1012/00.6 to be permanently retained shall not be cut down, grubbed out, lopped or uprooted. Any trees, shrubs or hedges removed or being severely damaged or becoming diseased shall be replaced with trees, shrubs or hedging plants of the equivalent size and species.

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9. The development shall be carried out in strict accordance with the findings and recommendations contained within the Ecology Assessment as carried out by Aecom and dated March 2023 approved as part of this application. The mitigation and compensation measures hereby approved shall be fully implemented prior to first use of the development.
10. 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 shal be implemented in full, prior to first occupation / use of the development, and thereafter maintained for the lifetime of the development.
11. The vehicular parking area as shown on approved drawing number60695026_ACM_ CDE_ WRE_ AR_ 1012_00.7 shall be fully laid out, surfaced and drained prior to first use of the development. This parking area shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking of motor vehicles at all times.
12. There shall be no means of vehicular access to the development from the retained pedestrian access at Rhyd Broughton Lane in front of the main hotel entrance shown on drawing 1014 00.7

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 Policies DM1, SP12 and SP14 of the Wrexham Local Development Plan.
4. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies DM1, SP12 and SP14 of the Wrexham Local Development Plan.
5. To ensure landscape features are properly considered and protected in accordance with Policies DM1, SP12 and SP14 of the Wrexham Local Development Plan.

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6. To preserve the health, safety and amenity value of the tree(s) in accordance with Policies DM1, SP12, SP14 and NE3 of the Wrexham Local Development Plan.
7. To ensure the work is completed within a reasonable time scale in accordance with Policy DM1 of the Wrexham Local Development Plan.
8. To preserve the health, safety and amenity value of the tree(s) in accordance with Policies DM1, SP12, SP14 and NE3 of the Wrexham Local Development Plan.
9. In order to protect wildlife interests in accordance with Policies DM1 and SP14, NE1 and NE2 of the Wrexham Local Development Plan.
10. In order to protect wildlife interests in accordance with Policies DM1 and SP14, NE1 and NE2 of the Wrexham Local Development Plan.
11. To provide for the parking of vehicles clear of the highway in accordance with Policies DM1 and T1 of the Wrexham Local Development Plan
12. In the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan.

Note(s) to applicant

Your attention is drawn to Highway Supplementary Notes - Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm

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.

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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.

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.

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The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

Following the commencement of Schedule 3 of the Flood and Water Management Act, the works as proposed are required to obtain approval from the SuDS Approving Body (SAB) prior to commencement of those construction works. Further details of the SAB, the new national standards, the pre-application advice service and the application for approval process can be found on the Wrexham CBC's SAB webpage: https://www.wrexham.gov.uk/english/planning_portal/sab/sab.htm or by contacting the SAB Team directly at SAB@wrexham.gov.uk

The highway authority advise the following:
Request a written assurance that the hotel actively discourages any vehicular parking along Rhyd Broughton Lane. This is due to the importance of maintaining emergency vehicle access along Rhyd Broughton Lane. Suggestions on how this can be demonstrated would be appreciated. Alternatively we could seek a Traffic Regulation Order to introduce double yellow lining outside the hotel.

Also, larger vans currently use the proposed space for EV charges for parking. The applicant should consider future parking for larger vehicles (vans, minibuses, coaches etc).



David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio
Chief Officer Economy and Planning

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