Planning Service
16 Lord Street
Wrexham LL11 1LG
Telephone: 01978 298994
E-mail: planning@wrexham.gov.uk
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wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Y Gwasanaeth Cynllunio
16 Stryt yr Arglwydd
Wrecsam LL11 1LG
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E-bost: planning@wrexham.gov.uk
Gwe: www.wrexham.gov.uk/planning

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990; Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Warehouse

Address Line 1

Rhosddu Industrial Estate

Address Line 2

Old Rhosrobin

Town/city

Wrexham

Postcode

LL11 4YL

Description of site location (must be completed if postcode is not known)

Easting (x)

332885

Northing (y)

352647

Description

Applicant Details

Name/Company

Title

Mr

First name

Daniel

Surname

Walsh

Company Name

LVW Group Ltd

Address

Address line 1

187 Cleveland Street

Address line 2

Birkenhead

Address line 3

Town/City

Wirral

Country

Merseyside

Postcode

CH41 3QE

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

David

Surname

Patchett

Company Name

Azzurri Architects

Address

Address line 1

Flat 2

Address line 2

No. 1 Rock Park

Address line 3

Birkenhead

Town/City

Wirral

Country

United Kingdom

Postcode

CH42 1PJ

Contact Details

Primary number

***** REDACTED ******

Secondary number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Land adjacent to LVW warehouse, Rhosddu indusrial Estate, Old Rhosrobin, Wrexham LL11 4YL

Reference number

GWE p/2023/0400

Date of decision (date must be pre-application submission)

05/02/2024

Please state the condition number(s) to which this application relates

Condition number(s)

3 to 12 inclusive

Has the development already started?

◯ Yes
⊘ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

◯ Yes
⊘ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Condition 3. To enhance the previously issued Arbtech Ecology Assessment we have attached the Arbtech Green Infrastructure Assessment and Landscaping proposals with Bat and Bird boxes included.
Condition 4. We have attached our Great Crested Newt Reasonable Avoidance Measures Scheme.
Condition 5. Attached is our foul and surface water design drawing 2219/DD/005.
Condition 6. We can confirm that contractor will comply with BS 4142:2014 with regards onsite construction noise levels.
Condition 7. The Geo site history which identified no contamination but recommended Radon membrane to be included with any new construction. Due to the size of this file I have attached the internet link to it. 13063 Phase I Geo-Environmental Assessment May 2024.pdf
Condition 8. Construction details to the foundations submitted at Building Regulations stage will be designed to comply with the required recommendations within the Geo report noted in Condition 7.
Condition 9. The new drainage layout has been designed to ensure no ground water contamination.
Condition 10. The new drainage design ensures no surface water infiltration into the ground. All surface water is to be directed to the existing surface water main.
Condition 11. We have attached our Bio Security Risk Assessment.
Condition 12. The onsite traffic management plan is has been set out on the attached drawing 2219/DD/006.
Due to limitations on your accepted download size, the Condition 4 Great Crested Newt reasonable avoidance measures, Condition 7 The Geo site history report and the Condition 11 Bio Security Risk Assessment will be snt under separate cover.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- [ ] The agent
- [x] The applicant
- [ ] Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- [ ] Yes
- [x] No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

- [x] I / We agree to the outlined declaration

Signed

David Patchett

Date

20/06/2024