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	WYNNSTAY FARMING CO LTD	**Code No**	RUA P/2018/0053
Agent	JLL MRS NAOMI KELLETT ONE PICCADILLY GARDENS MANCHESTER M1 1RG	**Date Received**	23/01/2018
		Decision Date	18/05/2018

Town and Country Planning Act, 1990
Section 73

Location of application

RUABON BUSINESS PARK SITE, ADJACENT TO A483, RUABON, WREXHAM, LL14 6TE

Description of application

VARIATION OF CONDITION NOS. 8, 25, 26, 30 AND 31 IMPOSED UNDER PLANNING PERMISSION CODE NO. P/2014/0021

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

CLF5	Open space requirements froresidential developments
EC11	Archaeology
EC13	Surface water run-off
EC2	Agricultural Land
EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
EC9	Listed buildings of special architectural or historic interest
GDP1	Development objectives
GDP2	Capacity of infrastructure and community facilities
H5	Housing in the countryside
H7	Affordable housing within new developments
MW9	Protection of mineral resources
PS1	Settlement limits
PS11	Biodiversity
PS2	Development and the environment
PS3	Brownfield Land
PS4	Settlement Pattern
S4	Large-scale retail development
S6	Local need shopping
S7	Retail sales in the countryside
T8	Parking

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		Decision Date	18/05/2018

Revision	Date	Description of Decision
0	18/05/2018	Planning permission issued
1	07/12/2018	**Partial** approval of detail reserved by conditions 2, 7, 12, 17, 18, 24, 25, 26, 28, 31 and 32 (P/2018/0555 refers).
2	05/02/2019	**Partial** approval of detail reserved by conditions 2, 7, 17, 18, 20, 28 and 31 (P/2018/1069 refers).
3	05/02/2019	**Partial** approval of detail reserved by condition 12 (P/2018/0976 refers).
4	07/02/2019	**Partial** approval of detail reserved by conditions 2, 7, 12, 13, 17, 18, 20, 26, 27, 28 and 31 (P/2018/0924 refers).
5	14/03/2019	**Partial** approval of detail reserved by condition 27 (P/2019/0107 refers).
6	03/09/2019	**Partial** approval of detail reserved by condition 27 (P/2019/00492 refers).
7	11/06/2021	**Partial** approval of detail reserved by condition 12 (P/2020/0600 refers).
8	22/06/2021	**Partial** approval of details reserved by conditions 2, 3, 8 and 17 (P/2020/0673 refers)
9	28/01/2022	Discharge of condition 30 (offset shortfall in education facilities) of planning permission P/2018/0053 (P/2022/1188 refers)
10	10/06/2022	Discharge of condition 29 (affordable housing) of planning permission p/2018/0053 (P/2022/0346 refers)
11	22/09/2022	**Partial** approval of details reserved by conditions 18 (P/2022/0721 refers)

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

Condition(s)

1. Approval of the following details (hereinafter called ""the Reserved Matters"") in each phase shall be obtained from the local planning authority before any part of the development in that phase is commenced:

Applicant	WYNNSTAY FARMING CO LTD	**Code No**	RUA P /2018 /0053
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i) The reserved matters
a) The siting of all buildings, including the proposed layout and functions of the external spaces, including the layout of vehicle parking and turning facilities.
b) The scale of the buildings
c) The design and external appearance of all buildings
d) The landscaping of the site including a landscaping design showing the planting proposed to be undertaken, the means of forming enclosures, the materials to be used for paved and hard surfaces, the design of street furniture and the finished levels in relation to existing levels.

2. Approval of the following details in each phase shall be obtained from the Local Planning Authority before any part of the development in that phase is commenced:
e) The layout of the development including the positions and widths of roads, cycleways and footpaths
d) the finished levels (above ordnance datum) of both the ground floor of the buildings and the surrounding ground levels;
e) The manner and treatment of existing watercourses and drainage ditches/channels;
f) The provision to be made for street lighting;
g)the provision to be made for external lighting of the retail/commercial/employment uses;
h)The alignment, height and materials of walls and fences and other means of enclosure including any acoustic barriers;
i) An accurate plan showing the position, type and spread of all existing trees on the site and a schedule detailing the size and physical condition of each tree and, where appropriate, the steps to be taken to bring the tree(s) to be retained to a satisfactory condition, and also details of any proposals for the felling, lopping, topping or uprooting of any tree;
j) The provision of emergency service access to each phase of the development;
k) Measures for the long term protection of scheduled ancient monument De177 known as Offa's Dyke including the opportunities for management, access, interpretation or presentation of the monument to provide public benefit.
h) The provision of a scheme of interpretation relating to the scheduled ancient monument De177 known as Offa's Dyke.

Applicant	WYNNSTAY FARMING CO LTD	**Code No**	RUA P /2018 /0053
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		Decision Date	18/05/2018

Partial discharge of condition relating to A1 retail store.
Date Approved: 18.12.2018
Reference Number: P/2018/0555
By: Wrexham County Borough Council
Approved Details:
Proposed site plan Drawing no. 1847NESW-102 Rev C;
General Arrangement 1 of 2 Drawing no. 65-02.1 Rev C1;
General Arrangement 2 of 2 Drawing no. 65-02.1 Rev P7;
Drainage and Services 1 of 2 65-06.1 Rev P6;
Drainage Services 2 of 2 65-06.2 Rev P5;
Proposed Aldi Boundary Treatment Drawing no. 1847NESW-107 Rev D;
Proposed Emergency Services Access Drawing no. 1847NESW-150;
Existing Watercourses & Ditches Drawing no. 1847NESW-151 Rev A
Car Parking Lighting Layout Drawing No. 5542/E/400 Rev T1;
Arboricultural Method Statement of ACS Consulting dated July 2018;
Tree Protection - Site Clearance plan reference TPP/3797/Y/100 dated July 2018.

Partial discharge of condition relating to A3 Drive-Thru café/restaurant.
Date Approved: 05.02.2019
Reference Number: P/2018/1069
By: Wrexham County Borough Council
Approved Details:
1847NESW-102 Rev F Proposed Site Plan
1847NESW-112 Rev A Proposed Costa GA Plan
1847NESW-113 Rev A Proposed Costa Elevations
1847NESW-114 Rev A Proposed Costa Roof Plan
1847NESW-115 Rev B Proposed Costa Boundary Treatment
1847NESW-162 Proposed Costa External Compound
15599-202-P2-A1 Proposed Site Plan (Levels)
17-818-/E/101 Rev A – External Services External Lighting Layout
Exterior Lighting Car Park/Drive Thru/Full Site Plans prepared by RELUX
Phillips LED Bollard II BCP151, Quantum Pro Datasheet, Spec Sheet Lighting Quantum (lighting specs)
TPP_3797_Y_100 – ACS – Tree Protection - Site Clearance Plan
2007_SK_02-P1 Emergency Service Vehicle Tracking Costa Coffee
Email of CPAT dated 30.05.2018

Applicant	WYNNSTAY FARMING CO LTD	**Code No**	RUA P /2018 /0053
Agent	JLL MRS NAOMI KELLETT ONE PICCADILLY GARDENS MANCHESTER M1 1RG	**Date Received**	23/01/2018
		Decision Date	18/05/2018

Partial discharge of condition relating to Petrol Filling Station.
Date Approved: 07.02.2019
Reference Number: P/2018/0924
By: Wrexham County Borough Council
Approved Details:
1847NESW-102 Rev F Proposed Site Plan
M18-26-11 Existing Site Layout
M18-26-12 Proposed Site Layout
M18-26-23 Plant & Bin Store Elevations
M18-26-22 Jetwash Details
M18-26-ES Swept Path Analysis
Email of Clwyd Powys Archaeological Trust dated 30.05.2018
GBR Electrical Lighting Scheme Ref: 91606228
Spec sheet lighting
Quantum Pro Datasheet

Partial discharge of condition relating to residential development.
Date Approved: 22/6/2021
Reference Number: P/2020/0673
By: Wrexham County Borough Council
Approved Details- refer to decision notice P/2020/0673

3. The first reserved matters application shall include a plan showing the site and location of all subsequent phases of development ('the Phasing Plan'). All subsequent reserved matters applications shall be submitted in accordance with the approved phasing plan unless otherwise agreed in writing by the local planning authority.

Partial discharge of condition relating to residential development.
Date Approved: 22/6/2021
Reference Number: P/2020/0673
By: Wrexham County Borough Council
Approved Details
Drawing 19128 (Pl) 033A Proposed Phasing Plan

4. Plans and particulars of the first reserved matters referred to in conditions 1 and 2 shall be submitted in writing to the local planning authority before the expiry of 5 years from the date of this permission. The development shall only be carried out in strict conformity with such details as are thereby approved.

Applicant	WYNNSTAY FARMING CO LTD	**Code No**	RUA P /2018 /0053
Agent	JLL MRS NAOMI KELLETT ONE PICCADILLY GARDENS MANCHESTER M1 1RG	**Date Received**	23/01/2018
		Decision Date	18/05/2018

5. The development hereby permitted shall be begun before the expiry of 7 years from the date of this permission or two years from the date of approval of the last of the reserved matters required to be approved, whichever is the later.

6. The submission of all reserved matters and the implementation of the development shall be carried out in substantial accordance with the amended Masterplan Dwg No 2500-OP-20 Rev E (December 2013) and the design principles set out in Part 2 of the Design and Access Statement (December 2013), unless otherwise agreed in writing with the local planning authority.

7. Prior to the commencement of development in each of the areas as identified in the Phasing Plan details of all external facing and roofing materials shall be submitted to an approved in writing by the local planning authority. The development shall only be carried out strictly in accordance with those materials as may be approved.

Partial discharge of condition relating to A1 retail store.
Date Approved: 18.12.2018
Reference Number: P/2018/0555
By: Wrexham County Borough Council
Approved Details: Sample board consisting of the following:
Roof: Kingspan Topdeck Light Grey RAL 7047
Walls: Kingspan cladding Metallic Silver RAL 9006, Anthracite RAL 7016 and Trespa Planked cladding Anthrcite RAL 7016.
Plinth: Blockleys Charcoal, Mortar Black.
Shopfront: Aluminium frame Athracite RAL 7016
High level windows: Aluminium frame Anthracite RAL 7016
Parapet trim, canopy, doors, shutters and delivery doors: Anthracite RAL 7016, Plan number1847NESW-104 Rev E

Partial discharge of condition relating to A3 Drive-Thru café/restaurant.
Date Approved: 05.02.2019
Reference Number: P/2018/1069
By: Wrexham County Borough Council
Approved Details:
Document 1847NESW The Harris Partnership Material Specification Rev A.
Document Liberty Properties Developments Limited External Facing and Roofing Materials.

Applicant	WYNNSTAY FARMING CO LTD	**Code No**	RUA P /2018 /0053
Agent	JLL MRS NAOMI KELLETT ONE PICCADILLY GARDENS MANCHESTER M1 1RG	**Date Received**	23/01/2018
		Decision Date	18/05/2018

1847NESW-113 Rev A (Proposed Costa Elevations) and 1847NESW-114 Rev A (Proposed Costa Roof Plan).

Partial discharge of condition relating to Petrol Filling Station.
Date Approved: 07.02.2019
Reference Number: P/2018/0924
By: Wrexham County Borough Council
Approved Details:
Document External facing and Roofing Materials prepared by PKC Consultancy

8. The site layout and landscaping details for each of the relevant housing areas approved as part of the Phasing Plan shall include areas of public open space at a minimum level of 80 square metres per dwelling together with a scheme that includes the following details:
i) Hard and soft landscaping of the open space area(s) (including the location of Local Equipped Areas of Play);
ii) The timing of the construction and landscaping of the open space area(s);
Public open space shall be provided on site in accordance with the scheme as approved and thereafter permanently retained.

Partial discharge of condition relating to phase 1 residential development.
Date Approved: 22/6/2021
Reference Number: P/2020/0673
By: Wrexham County Borough Council
Approved Details
19126 (Pl) 030 Proposed Phase 1 Masterplan
3246-PA-02 Phase 1 Site Wide Layout V1 V1
3246-PA-03 Phase 1 Housing Layout V1 V2 V2
3246-PA-04 Phase 1 Hardworks Plan V1 V1
3246-PA-05 Phase 1 Boundary Treatment Plan V1 V1
3246-PA-06 Typical Amenity Space / Swale Proposals V1 V1
3246-PA-07 Phase 1 Public Open Space V1 V2 V2
3246-PA-08 Phase 1 Planting Structure Plan V1 V1
3246-PA-09 Phase 1 Planting Plan (plots 1-37) V1 V1
3246-PA-10 Phase 1 Planting Plan (plots 67-84) V1 V1
3246-PA-11 Phase 1 Planting Plan (plots 85-96) V1 V1
3246-PA-12 Phase 1 Planting Plan (plots 51-66) V1 V1
3246-PA-13 Phase 1 Planting Plan (plots 38-50) V1 V1

Applicant	WYNNSTAY FARMING CO LTD	**Code No**	RUA P /2018 /0053
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3246-PA-14 Phase 1 Planting Plan (plots 97-113) V1 V1
3246-PA-15 Phase 1 Planting Plan (plots 114-132) V1 V1
3246-PA-16 Phase 1 Planting Plan, southern boundary V1 V1
3246-PA-17 Phase 1 Planting Plan, SUDS V1 V1
3246-PA-18 Clearance Plan V1 V1
PD-1000LE Landscape Elements Manual
Subject to the requirement to agree further details of the location of play areas as part of the reserved matters application for phase 2

9. The gross retail floorspace of the discount foodstore hereby permitted shall not exceed 2,312 square metres and shall not be used for any other purpose including those set out in class A1 of the Schedule for the Town and Country Planning (Use Classes) Order 1987 or any Order revoking, amending or re-enacting that order with or without modification.

10. The retail floorspace hereby permitted shall be occupied as a single retail unit only and shall not be subdivided.

11. This permission shall provide for a maximum of 319 dwellings and up to a maximum of 20,393m2 gross of Class A3, Class B1, Class C1 and Class C2 use.

12. Prior to the commencement of the relevant phase of the development, a scheme for the comprehensive and integrated drainage of the site indicating provision for foul water, surface water and land drainage has been submitted to and approved in writing by the Local Planning Authority. Prior to the submission of those details, an assessment shall be carried out into the potential for disposing of surface water by means of Sustainable urban Drainage Systems (SuDS) in accordance with the principles of sustainable drainage systems set out in Technical Advice Note 15: Development and Flood Risk, and the results of the assessment shall be submitted in writing to the Local Planning Authority. Where a SuDS scheme is to be implemented, the submitted details shall:
i) Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of receiving ground water and/or surface waters;
ii) Specify the responsibilities of each party for the implementation of the SUDS scheme, together with a timetable for that implementation; and,

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iii) Provide a timescale for implementation, management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Partial discharge of condition relating to A1 retail store.
Date Approved: 18.12.2018
Reference Number: P/2018/0555
By: Wrexham County Borough Council
Approved Details:
Proposed drainage Sheet 1 of 2 Drawing no. 8718/D/103;
Proposed drainage Sheet 2 of 2 Drawing no. 8718/D/104;
Drainage Maintenance Document Ref: 8718_REP-002 Ver 1; and
Soakaway Test Results Sheet No. 8718 1.

Partial discharge of condition relating to A3 Drive-Thru café/restaurant.
Date Approved: 05.02.2019
Reference Number: P/2018/0976
By: Wrexham County Borough Council
Approved Details:
Foul drainage existing layout 8951/D/101 T1.
Foul and surface water drainage general arrangement of proposed drainage layout 8951/D/102 T1.

Partial discharge of condition relating to Petrol Filling Station.
Date Approved: 07.02.2019
Reference Number: P/2018/0924
By: Wrexham County Borough Council
Approved Details:
1332 D1 rev T3 Drainage Layout
8951/D/102 Rev T1 (associated neighbouring development confirming connection with existing manhole on 525 combined sewer).

Partial discharge of condition relating to Phase One Housing
Date Approved: 11.06.2021
Reference Number: P/2020/0600
By: Wrexham County Borough Council

Applicant	WYNNSTAY FARMING CO LTD	**Code No**	RUA P /2018 /0053
Agent	JLL MRS NAOMI KELLETT ONE PICCADILLY GARDENS MANCHESTER M1 1RG	**Date Received**	23/01/2018
		Decision Date	18/05/2018

Approved Details:
104-1 Rev P1 Drainage Layout
104-2 Rev P1 Drainage Layout
104-3 Rev P1 Drainage Layout
104-4 Rev P1 Drainage Layout
104-5 Rev P1 Drainage Layout
19126(PL)030 H Proposed Phase 1 Masterplan
Drainage Strategy – Tim Brook – Dated 23 September 2020 – Version Final v1.0

13. Prior to the construction of the petrol filling station hereby approved, details of the fuel storage tanks, including their specification and finished depth in relation to the ground water table, shall been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the details as may be approved.

Discharge of condition relating to Petrol Filling Station.
Date Approved: 07.02.2019
Reference Number: P/2018/0924
By: Wrexham County Borough Council
Approved Details:
M18-26-16 Rev 01 Petrol Filling Station
M18-26-17 Rev 01 H.G.V Tank Detail

14. 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.

15. The proposed development site is crossed by public sewers. No part of any buildings shall be constructed within 6 metres either side of the centreline of the public sewer.

16. Prior to first use of the development suitable grease traps shall be provided in order to prevent entry into the public sewerage system of matter (cooking fats, oils and grease etc) likely to interfere with the free flow of the sewer contents, or which would prejudicially affect the treatment and disposal of such contents.

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		Decision Date	18/05/2018

17. Prior to commencement of development in each phase of the development, a detailed Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in strict accordance with Method Statement as is approved. The Method Statement shall include the following:
i) A specification for tree protection fencing and ground protection measures that comply with British Standard 5837:2012;
ii) 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;
iii) 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;
iv) Details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires;
v) Details of the frequency of supervisory visits and procedures for notifying the findings of such visits to the Local Planning Authority;
vi) Method for protecting retained trees during demolition works;
vii) Details of all proposed tree works, including felling and pruning.

Partial discharge of condition relating to A1 retail store.
Date Approved: 18.12.2018
Reference Number: P/2018/0555
By: Wrexham County Borough Council
Approved Details:
Arboricultural Method Statement of ACS Consulting dated July 2018;
Tree Protection - Site Clearance plan reference TPP/3797/Y/100 dated July 2018;
Arboricultural Layout Drawing no. ARB/3797/Y/200 Rev A
Proposed Temporary Access Road S184 Drawing No. SK-01 Rev P3;
Landscape Plan – drawing no. V1847 L01 Rev F; and
Email dated 18 December 2018 of Property Director (ALDI Neston).

Partial discharge of condition relating to A3 Drive-Thru café/restaurant.
Date Approved: 05.02.2019
Reference Number: P/2018/1069
By: Wrexham County Borough Council
Approved Details:

Applicant	WYNNSTAY FARMING CO LTD	**Code No**	RUA P /2018 /0053
Agent	JLL MRS NAOMI KELLETT ONE PICCADILLY GARDENS MANCHESTER M1 1RG	**Date Received**	23/01/2018
		Decision Date	18/05/2018

Document Arboricultural Method Statement of ACS Consulting dated November 2018 and Tree Protection Plan TPP_3797_Y_100

Partial discharge of condition relating to Petrol Filling Station.
Date Approved: 07.02.2019
Reference Number: P/2018/0924
By: Wrexham County Borough Council
Approved Details: Arboricultural Method Statement of PKB Consultancy.

Partial discharge of condition relating to phase 1 residential development. ACS CONSULTING
Date Approved: 22/6/2021
Reference Number: P/2020/0673
By: Wrexham County Borough Council
Approved Details
4215/AMS.20 Arboricultural Method Statement
ARB/4215/Y/100 Arboricultural Survey
ARB/4215/Y/200 Arboricultural Layout
ARB/4215/Y/300 Tree Protection

18. No development (nor any site clearance) within each of the areas identified in the Phasing Plan shall take place until a Method of Construction Statement has been submitted for that phase, and approved by the local planning authority, to include details:
i) construction traffic routes in the local area;
ii) parking for vehicles of site personnel, operatives and visitors;
iii) loading and unloading of plant and materials;
iv) storage of plant and materials:
v) programme of works (including measures for traffic management and operating hours);
vi) measures to reduce mud and spoil on the highway;
vii) details of proposed means of dust suppression and noise mitigation
Only the approved details shall be implemented during the construction period.

Partial discharge of condition relating to A1 retail store.
Date Approved: 18.12.2018
Reference Number: P/2018/0555
By: Wrexham County Borough Council
Approved Details: Construction Traffic Management Plan Revision 1 dated May 2018.

Applicant	WYNNSTAY FARMING CO LTD	**Code No**	RUA P /2018 /0053
Agent	JLL MRS NAOMI KELLETT ONE PICCADILLY GARDENS MANCHESTER M1 1RG	**Date Received**	23/01/2018
		Decision Date	18/05/2018

Partial discharge of condition relating to A3 Drive-Thru café/restaurant.
Date Approved: 05.02.2019
Reference Number: P/2018/1069
By: Wrexham County Borough Council
Approved Details:
- Document Liberty Properties Developments Limited Construction Method Statement.

Partial discharge of condition relating to Petrol Filling Station.
Date Approved: 07.02.2019
Reference Number: P/2018/0924
By: Wrexham County Borough Council
Approved Details:
Document Construction Method Statement of PKB Consultancy

Partial discharge of condition relating to Housing – Phase 1
Date Approved: 22.09.2022
Reference Number: P/2022/0721
By: Wrexham County Borough Council
Approved Details:
Document - Construction Method Statement by Pure Residential & Commercial Ltd

19. The rating level of any noise generated by reason of this development shall not exceed the pre-existing background level by more than 5dB(A) at any time. The noise levels shall be determined at nearby noise sensitive premises, and measurements and assessment shall be made in accordance with BS4142:2014 Method of Rating Industrial Noise Affecting Mixed Residential and Industrial areas.

20. All mechanical plant and equipment shall be enclosed in sound insulating material, mounted and located to minimise the transmission of structure borne sound in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority before the retail uses hereby permitted is open for trading and prior to occupation of the commercial employment uses hereby permitted and thereafter maintained as such.

Applicant	WYNNSTAY FARMING CO LTD	**Code No**	RUA P /2018 /0053
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		Decision Date	18/05/2018

Partial discharge of condition relating to A1 retail store.
Date Approved: 18.12.2018
Reference Number: P/2018/0555
By: Wrexham County Borough Council
Approved Details: 1847NESW-154 – Proposed plant enclosure

Partial discharge of condition relating to A3 Drive-Thru café/restaurant.
Date Approved: 05.02.2019
Reference Number: P/2018/1069
By: Wrexham County Borough Council
Approved Details:
18-818/M/101 – Mechanical Services Plant & Binstore Plan

Partial discharge of condition relating to Petrol Filling Station.
Date Approved: 07.02.2019
Reference Number: P/2018/0924
By: Wrexham County Borough Council
Approved Details:
M18-26-23 Plant & Bin Store Elevations

21. The development shall be carried out in accordance with the approved Farmland Birds Habitat Creation & Management Plan of BSG Ecology file ref: 6582.01_FBMP_APPR_02 02 2017.docx dated 27 January 2017.

22. Prior to commencement of the relevant phase of the development hereby permitted details of the 10m wide landscape buffer proposed to be provided along the southern and part eastern boundaries of the application site as shown on the amended Masterplan dwg No 2500-OP-20 rev E (December 2013) and a programmed for its implementation, have been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall not progress other than in accordance with the approved implementation programme. At all times thereafter, all such boundary treatment shall be retained in a wholly sound and effective condition for a period of 5 years.

23. No development shall occur, to include the alteration of any land levels or the erection of any enclosures within a 20 metre buffer zone of the scheduled ancient monument De177 known as Offa's Dyke.

Applicant	WYNNSTAY FARMING CO LTD	**Code No**	RUA P /2018 /0053
Agent	JLL MRS NAOMI KELLETT ONE PICCADILLY GARDENS MANCHESTER M1 1RG	**Date Received** **Decision Date**	23/01/2018 18/05/2018

24. Prior to commencement of development of Area B as shown on plan number 1847NESW-098B a detailed scheme fully specifying an appropriate 3 arm roundabout at the junction of the B5605 Park Road shall be submitted to and approved in writing by the local planning authority. Prior to commencement of development of Area A as shown on plan number 1847NESW-098B a detailed scheme fully specifying an appropriate 5 arm roundabout at the junction of the B5605 and the A539 shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented in accordance with the approved Phasing Plan.

Partial discharge of condition relating to Area A.
Date Approved: 18.12.2018
Reference Number: P/2018/0555
By: Wrexham County Borough Council
Approved Details: General Arrangement 1 of 2 Drawing no. 65-02.1 Rev C1

25. No part of the development shall commence until a detailed scheme fully specifying the provision of the following within Area A as shown on plan number 1847NESW-098B has been submitted and approved in writing by the local planning authority:
i) Speed limit amendments to the A539 dual carriageway to 30 miles per hour;
ii) Signal controlled crossing pedestrian crossing across the A539 dual carriageway (as shown on approved plan 12082-010 Rev B);
iii) A footway linking the junction of Cil y Coed and the B5605 to the signal controlled pedestrian crossing (as identified in ii); and
iv) A scheme of signage and pedestrian barriers to prevent access along the A539 in an easterly direction.
The approved scheme shall be fully implemented prior to the first use of the development or otherwise in accordance with the details of the approved Phasing Plan.

Partial discharge of condition relating to Area A.
Date Approved: 18.12.2018
Reference Number: P/2018/0555
By: Wrexham County Borough Council
Approved Details:
General Arrangement 1 of 2 Drawing no. 65-02.1 Rev C1;
General Arrangement 2 of 2 Drawing no. 65-02.1 Rev P7;
Signs and Markings 1 of 2 Drawing no. 65-07.1 Rev P6; and
Signs and Markings 1 of 2 Drawing no. 65-07.2 Rev P6.

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26. Prior to the commencement of development of each phase of the development, the detailed layout, lighting, design and drainage details of the internal estate roads shall be submitted to and approved in writing by the local planning authority. The internal estate roads shall thereafter be constructed in accordance with the approved details and in accordance with the approved Phasing Plan.

Partial discharge of condition relating to Area A.
Date Approved: 18.12.2018
Reference Number: P/2018/0555
By: Wrexham County Borough Council
Approved Details: General Arrangement 1 of 2 Drawing no. 65-02.1 Rev C1. General Arrangement 2 of 2 Drawing no. 65-02.1 Rev P7, Drainage and Services 1 of 2 65-06.1 Rev P6 and Drainage and Services 2 of 2 65-06.2 Rev P5.

27. Prior to the occupation of each phase of the development, a Travel Plan for that phase shall be submitted to and approved in writing by the local planning authority. The plan shall consider the requirements of the Active Travel bill and public transport infrastructure provision across the site. The plan shall also include the details of an annual monitoring report, which shall be submitted to the local planning authority for written approval following the anniversary of the first use of the development, and every year up to and including the fifth anniversary.

Partial discharge of condition relating to Petrol Filling Station.
Date Approved: 07.02.2019
Reference Number: P/2018/0924
By: Wrexham County Borough Council
Approved Details:
Travel Plan Note dated 18.10.2018

Partial discharge of condition relating to drive-thru cafe.
Date Approved: 14.03.2019
Reference Number: P/2019/0107
By: Wrexham County Borough Council
Approved Details:
Travel Plan Note dated 06.02.2019

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Partial discharge of condition relating to drive-thru cafe.
Date Approved: 03.09.2019
Reference Number: P/2019/0492
By: Wrexham County Borough Council
Approved Details:
Travel Plan of Cameron Rose 394-01/TP01

28. Prior to commencement of development of each of each of the areas as shown within the Phasing Plan, further details of the proposed vehicular parking and turning facilities for that phase shall be submitted to and approved in writing by the Local Planning Authority. The facilities as are approved shall be fully laid out, surfaced and drained prior to first use of the development phase within that phase, and shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

Partial discharge of condition relating to Area A.
Date Approved: 18.12.2018
Reference Number: P/2018/0555
By: Wrexham County Borough Council
Approved Details: Proposed site plan Drawing no. 1847NESW-102 Rev C;

Partial discharge of condition relating to A3 Drive-Thru café/restaurant.
Date Approved: 05.02.2019
Reference Number: P/2018/1069
By: Wrexham County Borough Council
Approved Details:
2007_SK_02-P1 Emergency Service Vehicle Tracking Costa Coffee
15599-202-P2-A1 Proposed Site Plan (Levels)

Partial discharge of condition relating to Petrol Filling Station.
Date Approved: 07.02.2019
Reference Number: P/2018/0924
By: Wrexham County Borough Council
Approved Details:
M18-26-WL – Proposed White Lining Layout
M18-26-ES Swept Path Analysis

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29. Prior to commencement of development in each relevant housing phase of the development a scheme for the provision of affordable housing as of the development shall be submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex B of Welsh Government Technical Advice Note 2 or any future guidance that replaces it. The scheme shall include:
i) The numbers, type, tenure and location of the site of the affordable housing provision to be made which shall consists of not less than 25% of housing units:
ii) The timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
iii) The arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing if no Registered Social Landlord is involved;
iv) The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
v) The occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.
Date Approved: 10.06.2022
Reference Number: P/2022/0346
By: Wrexham County Borough Council
Approved Details:

- Plan Ref: Proposed Phase 1 Masterplan 19126 (PL) 030 H
- Plots 1 – 6 to be Social Rented Housing - As defined and controlled within the terms of the associated S.106 Agreement (Schedule 3)
- Plots 7 – 12, 20 – 29, 105 – 111 and 117 – 120 to be Intermediate Rental - As defined and controlled within the terms of the associated S.106 Agreement (Schedule 3)

30. Prior to the commencement of development in each relevant housing phase of the development as may be approved, provision shall be made to offset the shortfall in education facilities in accordance with a scheme to be agreed in writing by the local planning authority. The provision shall be implemented strictly in accordance with those details as may be approved.
Date Approved: 28.01.2022
Reference Number: P/2021/1188
By: Wrexham County Borough Council
Approved Details:

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- DEED Pursuant to Section 106 of the Town and Country Planning Act 1990, in respect of land to the south of Ruabon at the intersection of the A483 and A539 Wrexham LL14 6TE - (FORSTERS) Dated 2 October 2015, and
- DEED OF VARIATION TO SECTION 106 AGREEMENT DATED 2 OCTOBER 2015, in respect of land to the south of Ruabon at the intersection of the A483 and A539 Wrexham LL14 6TE - (FORSTERS) Dated 18 May 2018

31. Prior to the commencement of development in each phase of the development hereby approved a scheme to deal with potential contamination shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall include a phased investigation approach to identify the extent of contamination and any measures required to remediate the site, including post-development monitoring.

Partial discharge of condition relating to A1 retail store.
Date Approved: 18.12.2018
Reference Number: P/2018/0555
By: Wrexham County Borough Council
Approved Details: Phase 1 Contamination Assessment Report of MLM Environmental.

Partial discharge of condition relating to A3 Drive-Thru café/restaurant.
Date Approved: 05.02.2019
Reference Number: P/2018/1069
By: Wrexham County Borough Council
Approved Details: Document Liberty Properties Developments Limited Potential Contamination

Partial discharge of condition relating to Petrol Filling Station.
Date Approved: 07.02.2019
Reference Number: P/2018/0924
By: Wrexham County Borough Council
Approved Details:
Potential contamination statement prepared by PKC Consultancy

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32. No part of the development in each of the phase shall be occupied until a Verification Report which demonstrates that the remedial works approved as part of condition no. 31 above have been satisfactorily carried out, has been submitted to and approved in writing by the Local Planning Authority.

Partial discharge of condition relating to A1 retail store.
Date Approved: 18.12.2018
Reference Number: P/2018/0555
By: Wrexham County Borough Council
Approved Details: Phase 1 Contamination Assessment Report of MLM Environmental.

Partial discharge of condition relating to A3 Drive-Thru café/restaurant.
Date Approved: 05.02.2019
Reference Number: P/2018/1069
By: Wrexham County Borough Council
Approved Details:
Document Liberty Properties Developments Limited Potential Contamination

Reason(s)

1. To comply with Section 92 of the Town and Country Planning Act, 1990.
2. To comply with Section 92 of the Town and Country Planning Act, 1990.
3. In the interests of a co-ordinated approach to the development of the site.
4. To comply with Section 92 of the Town and Country Planning Act, 1990.
5. To comply with Section 92 of the Town and Country Planning Act, 1990.
6. To define the permission and ensure compliance with the aims of the Polices PS2 and GDP1 of the Wrexham Unitary Development Plan.
7. In the interests of good design and in accordance with policy GDP1 of the Wrexham Unitary Development Plan.
8. In the interests of the amenity of the future occupiers of the site.
9. To ensure that the development does not harm the viability of Ruabon District Centre and to satisfy policy S4 of the Wrexham Unitary Development Plan.

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10. To ensure that the development does not harm the viability of Ruabon District Centre and to satisfy policy S4 of the Wrexham Unitary Development Plan.
11. In the interests of highway safety and to ensure that a high standard of design is achieved for the site.
12. To ensure satisfactory drainage of the site and to avoid flooding.
13. To ensure that the integrity of the ground water table is maintained in the interests of pollution control and public safety.
14. 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.
15. To ensure that existing public infrastructure is protected.
16. To prevent pollution of the water environment.
18. In the interest of highway safety and in the interests of protecting the amenity of local residents.
19. In the interest of the amenity of the neighbouring occupiers.
20. To protect the amenities of the occupiers of nearby properties.
21. In order to protect wildlife interests, which are afforded special protection.
22. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
23. To protect the integrity of known archaeological features in accordance with policy EC9 of Wrexham Unitary Development Plan.
24. In the interests of highway safety.
25. In the interests of highway safety and in the interests of ensuring safe and convenient pedestrian access to the site.
26. In the interests of highway safety.
27. In the inetersts of highway safety and providing a safe and sustainable development.
29. To ensure that the development accords with policy H7 of the Wrexham Unitary Development Plan.
30. To ensure that the development makes appropriate infrastructure provision in the interests of the community and in accordance with policy GDP2 of the Wrexham Unitary Development Plan.
31. In the interests of the amenities of the future occupants of the buildings
32. In the interests of the amenities of the future occupants of the buildings

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Note(s) to applicant

You should ensure that any difference between the plans approved under the Town and Country Planning Acts and under the Building Regulations is resolved prior to commencement of development, by formal submission of amended plans.

You are advised that this grant of planning permission was made following the completion of an Agreement under Section 106 of the Town and Country Planning Act. Before undertaking any work under this permission you are advised to obtain full details of the Agreement and ensure that you are able to comply with its terms.

The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant).

Your attention is drawn to The Coal Authority Policy in relation to new development and mine entries available at: https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

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Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. Further information is available on The Coal Authority website at:www.gov.uk/government/organisations/the-coal-authority.
The separate written consent of the Local Highway Authority must be obtained before any work is carried out within the confines of the highway.

This permission is granted subject to the above conditions. Some conditions may require your attention prior to you carrying out any work on the proposal. These conditions are known as ""conditions precedent"". You should be aware that it is important that you comply with any ""conditions precedent"". If you do not, then any work you undertake on the development subject of this permission would not have planning permission.

Should any made ground and/or contaminated land be identified during the works it would be prudent to investigate the potential for such contamination and inform the Council's Contaminated Land Officer immediately. The applicant is advised to contact the Council's Environmental Protection section on 01978 315733 for further guidance.

Ian Jones

Prif Swyddog Cynllunio a Rheoleiddio Dros Dro

Interim Chief Officer Planning & Regulatory

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