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 MRS EMILY ARMSTRONG

Reference P/2023/0280

Agent MR RICHARD PURSER
11TH FLOOR
PLAN RED LTD
11TH FLOOR
3 PICCADILLY PLACE
MANCHESTER
M1 3BN

Date Received 12/04/2023

Decision Date 05/07/2024

Town and Country Planning Act, 1990

Location of Application

LAND OFF BRYN LANE, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9UT

Description of Application

CANIATAD CYNLLUNIO HYBRID (A) CANIATAD AMLINELLOL (HOLL FATERION WEDI EU CADW'N OL AC EITHRIO MYNEDIAD) AR GYFER CODI HYD AT 3 WARWS AC UNED DOSBARTHU (DEFNYDDIO DOSBARTH B8) A (B) CANIATAD CYNLLUNIO LLAWN AR GYFER DYMCHWEL, MYNEDIAD, GWAITH CLODDI, DRAENIO, TIRLUNIO, PARTH ECOLEG A MESURAU LLINIARU ECOLEGOL CYSYLLTIEDIG, A GWAITH ATEGOL

HYBRID PLANNING PERMISSION (A) OUTLINE PERMISSION (ALL MATTERS RESERVED EXCEPT FOR MEANS OF ACCESS) FOR ERECTION OF UP TO 3 WAREHOUSE AND DISTRIBUTION UNITS (USE CLASS B8) AND (B) FULL PLANNING PERMISSION FOR DEMOLITION, MEANS OF ACCESS, EARTHWORKS, DRAINAGE, LANDSCAPING, ECOLOGY ZONE AND RELATIVE ECOLOGICAL MITIGATION MEASURES, AND ANCILLARY WORKS

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

National Policies and Technical Advice Notes (TAN):

Future Wales: The National Plan 2040
Planning Policy Wales (Edition 12, 2024)
TAN 5: Nature Conservation & Planning
TAN 11: Noise
TAN 12: Design
TAN 15: Development & Flood Risk
TAN 18: Transport

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TAN 23: Economic Development
TAN 24: The Historic Environment

Wrexham Local Development 2013 – 2028:

DM1- Development Management Considerations
EM1- Protection of Existing Employment Land
MW1 - Minerals Safeguarding
MW5 - Sustainable Waste Management
NE1 - International and National Nature Conservation Designations
NE2 - Local Designations for Nature Conservation and Geological Importance
NE3 -Trees, Woodlands and Hedgerows
NE6 - Waste Water Treatment and River Water Quality
SP8 - Economic Growth, Employment and Enterprise
SP9 - Wrexham Industrial Estate
SP11 - Transport and Accessibility
SP12 - Design Principles & Masterplanning Framework
SP13 - Health and Wellbeing
SP14 - Natural Environment
SP15 - Historic and Cultural Environment
SP17 - Sustainable Waste Management
SP18 - Climate Change
SP19 - Green Infrastructure
SP2 - Location of Development
SP5 - Planning Obligations
T1 - Managing Transport Impacts
T2 - Active Travel
T3- Passenger Transport

Revision	Date	Description of Decision
0	05/07/2024	Hybrid planning permission issued

Particulars of decision: GRANTED subject to the following:-

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Conditions pursuant to the Outline Planning Permission:

1. Details of the appearance, landscaping, layout and scale (hereinafter called the "reserved matters") for the part of the development on the 13.9 ha area of land which will contain the B8 units, to include an internal estate road, car parking and service yards and ancillary uses / areas associated with each unit, shall be submitted to and approved in writing by the local planning authority before that part of the development begins, other than site preparation and works associated with great crested newt translocation, and the development shall be carried out as approved.

2. Any application for approval of the reserved matters shall be made to the Local Planning Authority not later than three years from the date of this permission.

3. The development shall begin either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

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4. Any development within the 13.9 ha area of land identified on hereby approved drawing Proposed 3 Unit Site Plan, reference 1204-02-001-rev P4, shall be brought forward for reserved matters in accordance with the following parameters:
a) The approved use shall be for warehouse and distribution in Use Class B8, including ancillary office use, support services and facilities;
b) No more than three warehouse and distribution units to be provided;
c) A maximum combined floorspace (GIA) of 93,019 sqm;
d) A maximum height to ridgeline above adjacent ground level of 25 metres;
e) A maximum height to haunch above adjacent ground level of 20 metres;
f) A maximum car parking provision for 654 vehicles;
g) A minimum provision of 10% of all car parking spaces to be provided with EV charging capabilities.

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5. Any application for the approval of reserved matters shall be accompanied by the following information for approval in writing by the Local Planning Authority:
i. Floorplans, roof plan, elevations and cross-sections in two planes for any building;
ii. Details of external materials and finishes;
iii. Details of any low or zero carbon technologies to be used in the construction and potential future operation of any building;
iv. Details of finished floor levels;
v. Details of total floorspace (GIA) for any building;
vi. Details of parking and servicing arrangements for any building;
vii. Access and movement strategy for ingress and egress of pedestrians and vehicles for any building and its demise;
viii. Details of any on-site waste management relevant to any building or use therein, including waste recycling;
ix. Details of any external lighting;
x. Details and arrangement of any required external plant, extract ventilation and flues; and
xi. Landscaping plan for all areas within the demise of the building(s), including private and publicly accessible areas and access.

   The development of any phase of plot shall be carried out in accordance with the approved details.

6. No development shall take place until details of the phasing of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the agreed phasing scheme.

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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7. Any application for the approval of reserved matters for any phase shall be accompanied by details of measures designed to prevent the accidental capture/killing of newts (amphibians) during operational phases of the scheme (i.e. post construction). This is essentially the installation and maintenance of an amphibian friendly surface water management system that does not include gully pots (or other similar features);

   i. Details of timing, phasing and duration of construction activities and conservation measures
   ii. Timetable for implementation demonstrating that works are aligned with the proposed development
   iii. Ecological Compliance Audit, including key performance indicators
   iv. Persons responsible for implementing the works
   v. Post construction monitoring and record dissemination for a period of not less than 25 years. All ponds to be added to the Wales Great Crested Newt Monitoring Scheme, (see Cofnod with individuals/bodies being identified as being responsible for monitoring and reporting works. Methodology shall include annual [or biennial] abundance counts and Habitat Suitability Index (HSI) assessments. Each water body shall be individually numbered on site. In respect of biennial surveillance, frequency of monitoring visits shall be increased in the event of fish and or aquatic invasive non-native species are detected; and
   vi. Post construction monitoring plan. Monitoring plan to include submission of a biosecurity risk assessment.
   The development of each phase shall be carried out in accordance with the relevant approved details.

8. No development shall take place until full details of an Ecological Clerk of Works for the duration of the construction works of that phase have been submitted to and approved in writing by the Local Planning Authority. Development of the relevant phase shall thereafter be carried out in strict accordance with the approved details.

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wrexham COUNTY BOROUGH COUNCIL CYNGOR BWRDEISTREF SIROL wrecsam

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9. No development shall take place until an Ecological Compliance Plan (ECP) relevant to that phase has been submitted to and approved in writing by the Local Planning Authority. The ECP shall include details of key performance indicators, details of project auditing by an independent ecologist and on-going liaison meetings with external organisations. Development of the relevant phase shall thereafter be carried out in strict accordance with the approved details.

10. No development on any phase shall commence until a detailed Arboricultural Method Statement, for that phase, 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 Method Statement as is approved. The Method Statement shall include the following:

- A specification for tree protection fencing and ground protection measures that comply with British Standard 5837:2012;
- 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;
- 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;
- Details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires;
- Details of the frequency of supervisory visits and procedures for notifying the findings of such visits to the Local Planning Authority;
- Method for protecting retained trees during demolition works; and
- Details of all proposed tree works, including felling and pruning.

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11. Prior to its installation, details of all external lighting on any phase shall be submitted to and agreed in writing by the Local Planning Authority in a Lighting Plan. The Lighting Plan shall include:

- Details of the siting and type of external lighting to be used;
- Drawings setting out light spillage in key sensitive areas;
- Light modelling images to present the night time effects of lighting on building elevations and ground surfaces from key viewpoints;
- Measures to reduce light spillage onto foraging habitats for bats;
- Details of lighting to be used both during construction and operation; and
- Measures to monitor light spillage once development is operational.

All external lighting on-site within the relevant phase shall be installed and operated in strict accordance with the approved Lighting Plan.

12. Any vegetation clearance must be undertaken outside the bird nesting season (March to August inclusive), unless a detailed bird nesting survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing with the Local Planning Authority.

13. The rating level of any noise generated by reason of this development shall not exceed the pre-existing background level at any time. The noise levels shall be determined at nearby nose sensitive premises, and measurements and assessment shall be made in accordance with BS4142:2014 Methods for Rating and Assessing Industrial and Commercial Sound.

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14. No phase of development shall take place until an appropriate Vibration Management Scheme has been submitted to, and approved in writing by, the Local Planning Authority for that phase. Guide values for vibration levels shall not exceed those outlined in Table 1 of BS 7385-2:1993 (Evaluation and Measurement for Vibration in Buildings — Part 2: Guide to damage levels from ground-borne vibration). The vibration mitigation measures as are approved shall be fully implemented for the entire duration of the construction of the relevant phase and, the results from monitoring undertaken for the purpose of compliance with this condition shall be made available to the Local Planning Authority upon written request.

15. No phase of development shall take place until an appropriate Dust Management Scheme for that phase has been submitted to, and approved in writing by, the Local Planning Authority for that phase. The approved dust mitigation measures shall be fully implemented for the entire duration of the construction of the relevant phase.

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16. No development on any phase shall take place until a Construction Environment Management Plan (CEMP) for that phase has been submitted to, and approved in writing by, the Local Planning Authority. The CEMP shall include the following details:

i) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
ii) details of site compound facilities and layout;
iii) wheel washing facilities;
iv) measures to control and mitigate the emission of smoke, other airborne pollutants and dirt during construction;
v) a scheme for recycling/disposing of waste resulting from construction works;
vi) hours of construction;
vii) construction phase site lighting;
viii) odour management and mitigation;
ix) diesel and oil tank storage areas and bunds;
x) how the developer proposes to accord with the Considerate Constructors Scheme (www.considerateconstructorsscheme.org.uk) during the course of the construction of the development; and
xi) a system for the management of complaints from local residents which will incorporate a reporting system.

The construction of the relevant phase of development shall be undertaken in accordance with the approved CEMP.

17. No B8 unit in any phase hereby permitted shall be occupied until a scheme of low and zero carbon technology for that building and/or phase of development has been implemented in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority. Thereafter the measures installed in accordance with the scheme
shall be retained for the lifetime of the development.

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18. No development on any phase shall take place until full detailed technical drawings of the highway/junction improvement works at the following locations have been submitted to and approved in writing by the Local Planning Authority in consultation with the Welsh Government:

    - A483/Gresford Interchange
    - Sandy Lane/Gourten/Holt Rd Roundabout
    - Abenbury Way/Bryn Lane/Ash Rd North Roundabout.

    The submission shall also include a timetable for the full implementation of the works.

19. The details approved as part of Condition 18 shall be fully completed to adoptable standard, and to the satisfaction of the Local Planning Authority, in accordance with the approved timetable.

20. No development on any phase shall take place until full detailed technical drawings of a pedestrian and cycle crossing, linking the application site to the existing footway/active travel route on the opposite side of Bryn Lane, have been submitted to and approved in writing by the Local Planning Authority. The submission shall also include a Road Safety Audit to inform the location and design of the crossing and a timetable for the full implementation of the works.

21. The details approved as part of Condition 20 shall be fully completed to adoptable standard, and to the satisfaction of the Local Planning Authority, in accordance with the approved timetable.

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22. The site vehicular and pedestrian access shall be fully laid out, surfaced and completed in accordance with drawing no: P21066-100E prior to the first occupation of any B8 unit hereby approved. The access shall be kept clear for the free flow of traffic and pedestrians at all times thereafter.

23. No development on any phase shall take place until a Construction Traffic Management Plan (CTMP) for that phase has been submitted to and approved in writing by the Local Planning Authority. The CTMP shall include details of the following:
- Haulage routes for construction vehicles;
- Times of working/operation and restrictions on deliveries during peak hours;
- Timings of construction traffic and means of defining and controlling such traffic routes and timings;
- Parking of construction and contractor vehicles;
- Areas for loading and unloading of plant and materials on site;
- Measures to control mud and debris entering the highway;

The development of the relevant phase shall be carried out in accordance with the approved CTMP.

24. No B8 unit hereby permitted shall be occupied until 10% of the spaces within the car park associated with that unit have been fitted with EV charging points in accordance with details first submitted to and approved in writing by the Local Planning Authority. The EV charging points shall be retained in accordance with the approved details thereafter for the lifetime of the development.

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25. No development on any phase shall take place until further details of both hard and soft landscape works relevant to that phase have been submitted to and approved in writing by the local planning authority. These
details shall include:

- A statement setting out the design objectives and how these will be delivered; means of enclosure and retaining structures, including details of colours and materials of acoustic screens;
- other vehicle and pedestrian access and circulation areas;
- hard surfacing materials;
- minor artefacts and structures (e.g. furniture, refuse or other storage units, signs, etc.); and
- planting, seeing and management measures for the attenuation basins and any other water/wetland features.

Soft landscape works shall include detailed planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment), schedules of plants noting species, plant supply sizes and proposed numbers/densities and an implementation programme.

26. The on-site landscaping works for each phase of development shall be carried out in accordance with the details approved under Condition 25 for that phase in-line with the approved implementation programme. The completed scheme shall thereafter be managed and maintained in accordance with a detailed scheme of management and maintenance for that phase which has first been submitted to and approved in writing by the Local Planning Authority.

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27. No building within any phase shall be first occupied until details of proposed cycle parking relevant to that building and/or phase have been submitted to and approved in writing by the local planning authority. The cycle parking shall be implemented in accordance with the approved details before first occupation and maintained thereafter.

28. No building within any phase shall be first occupied until a detailed Travel Plan (DTP) relevant to that building / phase has been submitted to and approved in writing by the Local Planning Authority. The DTP shall be submitted in accordance with the hereby approved Travel Plan prepared by Prime Transport (P21066/TP), Section 6 Transport Implementation Plan, and shall be implemented not later than 6 months following the first use of the said building / phase hereby approved and shall provide for / including the following:

i. Relevant information about existing travel habits established 6 months' post first use of the building;
ii. Details of the specific measures to be implemented to promote the use of sustainable modes of transport and details of ways in which these will be implemented;
iii. Details of the means by which the DTP shall coordinate the requirements of the hereby approved Travel Plan; and
iv. Details of the means by which the DTP shall be reviewed.

Conditions pursuant to the Full Planning Permission:

29. The development shall begin no later than five years from the date of this decision.

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30. The development shall be carried out in accordance with the following approved plans and documents:

- Application Form [Dated: 12/04/2023]
- Dwg No: 02-000 REV P1 – Site Location Plan
- Dwg No: P21066-100E – Potential Access Plan Priority Controlled Junction
- Dwg No: PP01.00 REV P5 – Planting Plan & Schedule
- Dwg No: WRE2205_PP01.01_P5_Planting Plan Sheet 1
- Dwg No: WRE2205_PP01.01_P5_Planting Plan Sheet 2
- Dwg No: WRE2205_PP01.01_P5_Planting Plan Sheet 3
- Dwg No: WRE2205_PP01.01_P5_Planting Plan Sheet 4
- Dwg No: WRE2205_PP01.01_P5_Planting Plan Sheet 5
- Dwg No: WRE2205_PP01.01_P5_Planting Plan Sheet 6
- Dwg No: WRE2205_PP01.01_P5_Planting Plan Sheet 7
- Dwg No: WRE2205_PP01.01_P5_Planting Plan Sheet 8
- Dwg No: WRE2205_PP01.01_P5_Planting Plan Sheet 9
- Dwg No: WRE2205_PP01.01_P5_Planting Plan Sheet 10
- Dwg No: WRE2205_PP01.01_P5_Planting Plan Sheet 11
- Dwg No: WRE2205_PP01.01_P5_Planting Plan Sheet 12
- Dwg No: WRE2205_PP01.01_P5_Planting Plan Sheet 13
- Dwg No: WRE2205_PP01.01_P5_Planting Plan Sheet 14
- Dwg No: WRE2205_PP01.01_P5_Planting Plan Sheet 15
- Dwg No: WRE2205_PP01.01_P5_Planting Plan Sheet 16
- Dwg No: WRE2205_PP01.01_P5_Planting Plan Sheet 17
- Dwg No: WRE2205_PP01.18_P6_Planting Plan Sheet 18
- Dwg No: WRE2205_PP01.19_P6_Planting Plan Sheet 19

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31. No development shall take place until an Amphibian Conservation Plan to support the translocation of great crested newts has been submitted to and approved in writing by the Local Planning Authority. The Conservation Plan shall include, but not necessarily be limited to:

a) Build upon the principles outlined in the ecological report (Smith, D. (2023). Great Crested Newt Method Statement: Plot 3A, Wrexham Industrial Estate, Bryn Lane, Wrexham, LL13 9UT, United Environmental Services Ltd. (Unpublished Report No UES03448/23));
b) Submission of details and associated plans concerning GCN avoidance and mitigation measures including: fence design, specifications and proposed locations; fence monitoring and maintenance requirements; and supervised removal of barrier fences. Submission to include proposed timescales and reporting requirements;
c) Submission of further details concerning on-site and/or off-site compensatory proposals including plans, extent, access, current and proposed management (management to accord with a body defined as responsible under Part 7 of the Environment Act 2021). Details shall identify areas of terrestrial and aquatic habitat to be retained, enhanced and created. Submission to include timescales and reporting requirements;
d) Submission of a long term site Landscape and Ecology Management Plan (LEMP) (for a duration of not less than 25 years) that includes:-
i. defined aims and objectives (including targets that can be used as key performance indicators for monitoring purposes);
ii. habitat management prescriptions for aquatic and terrestrial habitats;
iii. appropriate amphibian reasonable avoidance measures;
iv. contingency prescriptions if fish and/or invasive non-native species (INNS) are detected;
v. site liaison, wardening, incident reporting and response arrangements;

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vi. detail of the skills and competencies required by those undertaking the works or activities including whether they require European Protected Species licenses for the activities proposed;
vii. provision for periodic review mechanism for the Environment Management Plan; and
viii. contingency measures that are capable of being implemented in the event of failure to undertake or appropriately implement / correct management or surveillance prescriptions including any required actions arising from unforeseen situations;
ix. current and proposed changes to management of the ecology area (management of the ecology area to accord with a body defined as responsible under Part 7 of the Environment Act 2021) to ensure appropriate management over the land is established and the effective targeted delivery of long-term actions (not less than 25 years);
xi. details of persons or bodies responsible for undertaking management and surveillance together with required skills and competencies; and
x. reporting requirements associated with species surveillance and habitat management.

The Amphibian Conservation Plan shall be carried out in accordance with the approved details.

32. No development shall take place until full details of an Ecological Clerk of Works for the duration of the construction works have been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in strict accordance with the approved details.

33. No development shall take place until an Ecological Compliance Plan (ECP) has been submitted to and approved in writing by the Local Planning Authority. The ECP shall include details of key performance indicators, details of project auditing by an independent ecologist and on-going liaison meetings with external organisations. Development shall thereafter be carried out in strict accordance with the approved details.

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 MRS EMILY ARMSTRONG

Reference P/2023/0280

Agent MR RICHARD PURSER
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PLAN RED LTD
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34. No development, other than works associated with the translocation of great crested newts, 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 Method Statement as is approved. The Method Statement shall include the following:
- A specification for tree protection fencing and ground protection measures that comply with British Standard 5837:2012;
- 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;
- 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;
- Details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires;
- Details of the frequency of supervisory visits and procedures for notifying the findings of such visits to the Local Planning Authority;
- Method for protecting retained trees during demolition works; and
- Details of all proposed tree works, including felling and pruning.

35. Any vegetation clearance must be undertaken outside the bird nesting season (March to August inclusive), unless a detailed bird nesting survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing with the Local Planning Authority.

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36. No development shall take place until details of a full pre-site clearance Badger check, undertaken by a suitably qualified ecologist, have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include a full mitigation plan if deemed necessary by the ecologist. The development shall be carried out in strict accordance with the approved details.

37. No development shall take place until an Invertebrate Monitoring and Habitat Enhancement Plan has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in strict accordance with the approved details.

38. No development shall take place until a site investigation of the nature and extent of contamination has been carried out and submitted to and approved in writing by the Local Planning Authority. If any contamination is found during the site investigation, no part of the development to which outline permission has hereby been granted shall commence on any phase until a scheme specifying the measures that will be taken to remediate the site within that phase to render it suitable for the development hereby permitted has been submitted to and approved in writing by the local planning authority. The site shall thereafter be remediated in accordance with the approved scheme. If during the course of development any contamination is found that has not been identified in the site investigation, no further development shall take place on those parts of the site where that contamination has been found until an additional scheme of remediation has been submitted to and approved in writing by the local planning authority for those parts of the site. The relevant parts of the site shall thereafter be remediated in accordance with the additional scheme of remediation.

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39. Each part of the site subject to the remediation under the scheme(s) approved as part of Condition 38 shall not be brought into beneficial use until a Validation Report has been completed in respect of that part of the site and submitted to and approved in writing by the Local Planning Authority.

40. No development, other than works associated with the translocation of great crested newts, shall take place until an implementation strategy for the hereby approved soft landscape details, as set out as part of Condition 30, has been submitted to and approved in writing by the Local Planning Authority. The implementation strategy shall be prepared in accordance with hereby approved Dwg No: PP01.00 REV P5 – Planting Plan & Schedule. All soft landscape works shall be carried out in accordance with the approved details within the first planting and seeding season following commencement of development, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

41. No development shall take place until an appropriate Vibration Management Scheme has been submitted to, and approved in writing by, the Local Planning Authority. Guide values for vibration levels shall not exceed those outlined in Table 1 of BS 7385-2:1993 (Evaluation and Measurement for Vibration in Buildings — Part 2: Guide to damage levels from ground-borne vibration). The vibration mitigation measures as are approved shall be fully implemented for the entire duration of the construction phase and, the results from monitoring undertaken for the purpose of compliance with this condition shall be made available to the Local Planning Authority upon written request.

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42. No development shall take place until an appropriate Dust Management Scheme has been submitted to, and approved in writing by, the Local Planning Authority. The approved dust mitigation measures shall be fully implemented for the entire duration of the construction phase.

43. No development shall take place until a Construction Environment Management Plan (CEMP) to enable site set-up has been submitted to, and approved in writing by, the Local Planning Authority. The CEMP shall include the following details:

i) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
ii) details of site compound facilities and layout;
iii) wheel washing facilities;
iv) measures to control and mitigate the emission of smoke, other airborne pollutants and dirt during construction;
v) a scheme for recycling/disposing of waste resulting from construction works;
vi) hours of construction;
vii) construction phase site lighting;
viii) odour management and mitigation;
ix) diesel and oil tank storage areas and bunds;
x) how the developer proposes to accord with the Considerate Constructors Scheme (www.considerateconstructorsscheme.org.uk) during the course of the construction of the development; and
xi) a system for the management of complaints from local residents which will incorporate a reporting system.

The construction of the development shall be undertaken in accordance with the approved CEMP.

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44. No development shall take place until a Construction Traffic Management Plan (CTMP) associated with site set-up has been submitted to and approved in writing by the Local Planning Authority. The CTMP shall include details of the following:
- Haulage routes for construction vehicles;
- Times of working/operation and restrictions on deliveries during peak hours;
- Timings of construction traffic and means of defining and controlling such traffic routes and timings;
- Parking of construction and contractor vehicles;
- Areas for loading and unloading of plant and materials on site;
- Measures to control mud and debris entering the highway;

The development shall be carried out in accordance with the approved CTMP.

45. No development shall take place until details of all earthworks, excavation, and land regrading and retaining structures have been submitted to and approved in writing by the Local Planning Authority. The details shall include the existing and proposed levels and contours, cut and fill line, existing vegetation and site features of the development. Details of soil stripping, storage and replacement shall be included where appropriate. The development shall be carried out in strict accordance with the details as approved.

46. No building within any phase shall be first occupied or brought into beneficial use until a point of connection on the public sewerage system has been made in accordance with recommendation(s) from a Hydraulic Modelling Assessment, including any necessary reinforcement measures to the sewerage system identified, that has first been submitted to and approved in writing by the Local Planning Authority.

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47. No building within any phase shall be first occupied or brought into beneficial use until a comprehensive drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul and surface water. The scheme shall be implemented in accordance with the approved details prior to the first use of any building approved and shall be retained thereafter, and no further foul water shall be allowed to connect directly or indirectly with the public sewerage system.

Reason(s)

1 To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

2 To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

3 To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

4 To define the scale and scope of the outline planning permission.

5 To define the scale and scope of the outline planning permission.

6 To define the scale and scope of the development and to accord with LDP Policy DM1.

7 In the interests of ecology and to ensure no adverse impacts upon protected species in accordance with Policy SP14 of the Wrexham Local Development Plan.

8 In the interests of ecology and to ensure no adverse impacts upon protected species in accordance with Policy SP14 of the Wrexham Local 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

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9 In the interests of ecology and to ensure no adverse impacts upon protected species in accordance with Policy SP14 of the Wrexham Local Development Plan.

10 To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s) in accordance with Policies DM1, SP14 and NE3 of the Wrexham Local Development Plan

11 In the interests of ecology and the wider landscape, in accordance with Policies SP14, SP15, DM1 and NE4 of the Local Development Plan.

12 In order to ensure that no protected species are adversely affected by the development and in the interests of ecology, in compliance with Policy SP14 of the Local Development Plan.

13 To protect the amenities of the occupiers of nearby properties in accordance with Policy DM1 of the Wrexham Local Development Plan.

14 To protect the amenities of the occupiers of nearby properties in accordance with Policy DM1 of the Wrexham Local Development Plan.

15 To protect the amenities of the occupiers of nearby properties in accordance with Policy DM1 of the Wrexham Local Development Plan.

16 To ensure that the construction of the development is undertaken in a neighbourly manner and in the interests of the protection of amenity and the environment in accordance with Policies SP14 and DM1 of the Local Development Plan.

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17 To ensure the development minimises energy use and carbon emissions in accordance with Policy RE1 of the Wrexham Local Development Plan.

18 To mitigate for increased traffic generation associated with the development and in the interests of highway safety in accordance with Policies DM1 and T1 of the Local Development Plan.

19 To mitigate for increased traffic generation associated with the development and in the interests of highway safety in accordance with Policies DM1 and T1 of the Local Development Plan.

20 To ensure adequate active travel connectivity is made to the site in accordance with Policies DM1 and T2 of the Local Development Plan.

21 To ensure adequate active travel connectivity is made to the site in accordance with Policies DM1 and T2 of the Local Development Plan.

22 In the interests of highway safety in accordance with Policies DM1 and T1 of the Local Development Plan.

23 To ensure that the parking provision and highway safety in the area are not adversely affected by the construction of the development and to meet the requirements of Policies DM1 and T1 of the Wrexham Local Development Plan.

24 To comply with the requirements of Policy 12 of Future Wales: The National Plan 2040.

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25 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area and wider landscape, in accordance with Policy DM1 of the Wrexham Local Development Plan.

26 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area and wider landscape, in accordance with Policy DM1 of the Wrexham Local Development Plan.

27 To ensure adequate cycle parking facilities are provided as part of the development in accordance with Policy DM1 of the Wrexham Local Development Plan.

28 To ensure the development is accessed in a sustainable manner in the long-term in accordance with Policies DM1 and T2 of the Wrexham Local Development Plan.

29 To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

30 To comply with section 71ZA(2) of the Town and Country Planning Act 1990.

31 In the interests of ecology and to ensure no adverse impacts upon protected species in accordance with Policy SP14 of the Wrexham Local Development Plan.

32 In the interests of ecology and to ensure no adverse impacts upon protected species in accordance with Policy SP14 of the Wrexham Local Development Plan.

33 In the interests of ecology and to ensure no adverse impacts upon protected species in accordance with Policy SP14 of the Wrexham Local Development Plan.

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34 To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s) in accordance with Policies DM1, SP14 and NE3 of the Wrexham Local Development Plan.

35 In order to ensure that no protected species are adversely affected by the development and in the interests of ecology, in compliance with Policy SP14 of the Local Development Plan.

36 In the interests of ecology and to ensure no adverse impacts upon protected species in accordance with Policy SP14 of the Wrexham Local Development Plan.

37 In the interests of ecology and to ensure no adverse impacts upon protected species in accordance with Policy SP14 of the Wrexham Local Development Plan.

38 In the interests of the amenities of the future users of the site in accordance with Policy DM1 of the Wrexham Local Development Plan.

39 In the interests of the amenities of the future users of the site in accordance with Policy DM1 of the Wrexham Local Development Plan.

40 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area and wider landscape, in accordance with Policy DM1 of the Wrexham Local Development Plan.

41 To protect the amenities of the occupiers of nearby properties in accordance with Policy DM1 of the Wrexham Local Development Plan.

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42 To protect the amenities of the occupiers of nearby properties in accordance with Policy DM1 of the Wrexham Local Development Plan.

43 To ensure that the construction of the development is undertaken in a neighbourly manner and in the interests of the protection of amenity and the environment in accordance with Policies SP14 and DM1 of the Local Development Plan.

44 To ensure that the parking provision and highway safety in the area are not adversely affected by the construction of the development and to meet the requirements of Policies DM1 and T1 of the Wrexham Local Development Plan.

45 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policy DM1 of the Wrexham Local Development Plan.

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

47 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.

Note(s) to applicant

1. 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:

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https://www.wrexham.gov.uk/english/planning_portal/sab/sab.htm or by contacting the SAB Team directly at SAB@wrexham.gov.uk.

2. 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.

3. You must comply with your duties in section 71ZB (notification of initiation of development and display of notice: Wales) of the Town and Country Planning Act 1990. The duties in that section include the following:

   * Notice of initiation of development
   Before beginning any development to which this planning permission relates, notice must be given to the Local Planning Authority in the form set out in Schedule 5A to the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 or in a form substantially to the like effect. The forms set out the details that must be given to the Local Planning Authority to comply with this duty.

   * Display of notice
   The person carrying out development to which this planning permission relates must display at or near the place where the development is being carried out, at all times when it is being carried out, a notice of this planning permission in the form set out in Schedule 5B of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 or in a form substantially to the like effect. The form sets out the details that the person carrying out development must display to comply with this duty.

   The person carrying out development must ensure that the notice is:
   a)Firmly affixed and displayed in a prominent place at or near the place where the development is being carried out;
   b)Legible and easily visible to the public without having to enter the site; and

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c)Printed on durable material. The person carrying out development should take reasonable steps to protect the notice (against it being removed, obscured or defaced) and, if need be, replace it.



David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wrecsam
Chief Officer Economy and Planning, Wrexham County Borough Council

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council.