In pursuance of its powers under the Acts an Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant	MR ALEX LOVEN	**Code Number**	ISY P/2021/0610
Agent	HELEN CLARKSON CBRE LTD 10TH FLOOR ONE ST PETERS SQUARE MANCHESTER M2 3DE	**Date Received**	17/06/2021
		Decision Date	24/11/2021

Town and Country Planning Act, 1990

Location of application

LAND SOUTH OF RIDLEYWOOD LANE AND, EAST OF BRYN LANE, WREXHAM INDUSTIAL ESTATE, WREXHAM, LL13 9UT

Description of application

MATERION A GADWYD YN OL YN UNOL A CHANIATAD CYNLLUNIO AMLINELLOL P/2020/0167 (EDRYCHIAD, TIRLUNIO A GRADDFA) – CODI WARWS STORIO A DOSBARTHU / RESERVED MATTERS PERSUANT TO OUTLINE PLANNING PERMISSION P/2020/0167 (APPEARANCE, LANDSCAPING AND SCALE) - ERECTION OF STORAGE AND DISTRIBUTION WAREHOUSE

Submission of Reserved Matters pursuant to Outline Planning Permission Code No. Granted on 06/09/2021 and in accordance with the conditions attached to that permission

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

Revision	Date	Description of Decision
0	24/11/2021	Reserved matters approval issued
1	11/04/2022	P/2022/0317 Discharge of condition 2

Particulars of decision APPROVAL of reserved matters

Subject to the following:-

Condition(s)

1. The development shall be carried out in strict accordance with:
i. Drawing no. 01 Revision G
ii. Drawing no. 19153-C4P-B1-ZZ-DR-A-2001 Revision P3

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iii. Drawing no. 19153-C4P-B1-ZZ-DR-A-2101 Revision P4
iv. Drawing no. 19153-C4P-B1-ZZ-DR-A-2102 Revision P1
v. Drawing no. 19153-C4P-B1-RF-DR-A-3301 Revision P2
vi. Drawing no. 19153-C4P-B1-ZZ-DR-A-2201 Revision P2
vii. Drawing no. 19153-C4P-AV-ZZ-DR-A-0504 Revision P6
viii. Drawing no. 19153-C4P-AV-ZZ-DR-A-0505 Revision P6
ix. Drawing no. 19153-C4P-AV-ZZ-DR-A-0506 Revision P6
x. Drawing no. T_21_2412-60-01 Revision P4
xi. Drawing no. T_21_2412-60-02 Revision P2
xii. The Environment Partnership Bryn Lane, Wrexham Industrial Estate, Wrexham, Landscape and Ecological Management Plan Version 7 dated 11/11/21
xiii. Soft Landscape Works Maintenance and Management Proposals - 10 Years reference 2147-21-RP01D.

2. No external lighting shall be installed on any part of the site or building until a lighting scheme, to include details of the extent of the site that will be illuminated, has been submitted to and approved in writing by the Local Planning Authority. External lighting shall thereafter only be installed in strict accordance with the scheme as approved.

Date Approved: 11/04/2022 **Reference Number :** P/2022/0317
By: Wrexham County Borough Council
Approved Details: Plan D43729/RD/D

Reason(s)

1. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
2. To control the impact of lighting at night in the interests of protecting the rural landscaping surrounding the site in accordance with policy GDP1 of the Wrexham Unitary Development Plan.

Officer Appointed for this purpose

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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