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 NICK AYMES

Reference P/2023/0624

Agent TACP ARCHITECTS
PEMBROKE HOUSE
ELLICE WAY
WREXHAM
LL13 7YT

Date Received 04/09/2023

Decision Date 06/06/2024

Town and Country Planning Act, 1990

Location of Application

BRYMBO IRON AND STEELWORKS, HERITAGE CENTRE, NEW HIGH STREET BRYMBO, WREXHAM, LL11 5AX

Description of Application

TRAWSNEWID HEN SIOP BEIRIANNAU YN ARDAL ARDDANGOS (DEFNYDD DOSBARTH D1) GYDA CHAFFI A SIOP, DEFNYDD BUSNES (DEFNYDD DOSBARTH B1) A DEFNYDD DIWYDIANNOL CYFFREDINOL (DEFNYDD DOSBARTH B2) A CHODI DAU ESTYNIAD AR OLEDD I OCHR Y SIOP PEIRIANNAU
/ CONVERSION OF FORMER MACHINE SHOP TO EXHIBITION AREA (USE CLASS D1) WITH CAFÉ AND SHOP, BUSINESS USE (USE CLASS B1) AND GENERAL INDUSTRIAL USE (USE CLASS B2) AND ERECTION OF TWO LEAN-TO EXTENSIONS TO THE SIDE OF MACHINE SHOP

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

Wrexham Local Development 2013 – 2028:

DM1- Development Management Considerations
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
SP12 - Design Principles & Masterplanning Framework
SP14 - Natural Environment
SP15 - Historic and Cultural Environment
SP2 - Location of Development
T1 - Managing Transport Impacts

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 NICK AYMES

Reference P/2023/0624

Agent TACP ARCHITECTS
PEMBROKE HOUSE
ELLICE WAY
WREXHAM
LL13 7YT

Date Received 04/09/2023

Decision Date 06/06/2024

Revision	Date	Description of Decision
0	06/06/2024	Planning permission issued

Particulars of decision: GRANTED subject to the following:-

Condition(s)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.

2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered BMS-TACP-ES-XX-DR-A-002 P1, BMS-TACP-EB-ZZ-DR-A-004-P1, MS-TACP-EB-ZZ-DR-A-003-P1, BMS-TACP-EB-XX-DR-A-005 P1, BMS-TACP-ES-XX-DR-A-001, 4866-BRP-XX-XX-MZ-C-004, BMS-TACP-MS-01-DR-A-100-P2, BMS-TAP-MS-ZZ-DR-A-200-P3, BMS-TACP-PS-XX-DR-A700-P3,BMS-TACP-PS-XX-DR-A-702-P3, BMS-TACP-PS-ZZ-DR-A-102-P2, BMS-TACP-SS-00-DR-A-108-P2, BMS-TAC-SS-ZZ-DR-A-207-P2, 2249-DWG-001-P6-S4, 2249-DWG-003-P6-S4, 2249- DWG-002-P6-S4, and as contained within the application documentation

3. No engineering operations shall take place until a Remediation Strategy specifying the measures that will be taken to remediate the site 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 was not 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.

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 NICK AYMES

Reference P/2023/0624

Agent TACP ARCHITECTS
PEMBROKE HOUSE
ELLICE WAY
WREXHAM
LL13 7YT

Date Received 04/09/2023

Decision Date 06/06/2024

4. Each part of the site subject to the remediation under the scheme(s) approved as part of condition 3 shall not be occupied/used 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.

5. No development shall take place until a programme of building recording and analysis, equivalent to an Historic England Level 3 building survey, has been secured and implemented, in accordance with a brief issued by the local planning authority and a written scheme of investigation which has been submitted and approved in writing by the local planning authority. The survey will be completed by a professional archaeological contractor. The programme of building analysis and recording must meet the standards laid down by the Chartered Institute for Archaeologists in their Standard and Guidance for the archaeological investigation and recording of standing buildings or structures. A copy of the resulting reports should be submitted to the Local Planning Authority and the Development Control Archaeologist, Heneb: Clwyd-Powys via neil.bayliss@cpat.org.uk (07496 984 393).

   On approval by the Local Planning Authority, project data must be submitted and approved for inclusion in the Heneb: Clwyd-Powys Historic Environment Record [CPA HER]. For any questions regarding this submission process, please contact the HER Team at her@cpat.org.uk. The full digital archive must also be submitted and approved for inclusion within the National Monuments Record, RCAHMW or the Archaeology Data Service, ADS.

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 NICK AYMES

Reference P/2023/0624

Agent TACP ARCHITECTS
PEMBROKE HOUSE
ELLICE WAY
WREXHAM
LL13 7YT

Date Received 04/09/2023

Decision Date 06/06/2024

6. The development shall be carried out in strict accordance with the findings and recommendations contained within the Ecology Assessments as carried out by Cutts, R. (2022). Enfys Ecology (Reference EE/373/LB) and Enfys Ecology Conservation Plan for Great Crested Newts. V1) approved as part of this application. The mitigation and compensation measures hereby approved shall be fully implemented prior to first use of the development.

7. The development shall not be brought into use until scheme of measures to deliver a net benefit for biodiversity (NBB) has been implemented in accordance with a scheme that has first been submitted to and approved in writing by the Local Planning Authority. The measures shall be retained for the lifetime of the development.

8. Prior to their use on the development, samples of all external facing materials shall be for the written approval of the Local Planning Authority. The development shall only 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 MR NICK AYMES

Reference P/2023/0624

Agent TACP ARCHITECTS
PEMBROKE HOUSE
ELLICE WAY
WREXHAM
LL13 7YT

Date Received 04/09/2023

Decision Date 06/06/2024

9. The developer shall ensure that a suitably qualified archaeological contractor is present during any groundworks within the site so that archaeological monitoring and recording can be conducted. The monitoring and recording must meet the standards laid down by the Chartered Institute for Archaeologists Standard and Guidance for Archaeological Monitoring and Recordings.
A copy of the resulting report should be submitted to the Local Planning Authority and the Development Control Archaeologist, Heneb: Clwyd-Powys Archaeology (neil.bayliss@cpat.org.uk). On approval by the Local Planning Authority, project data must be submitted and approved for inclusion in the Heneb: Clwyd-Powys Archaeology Historic Environment Record. For any questions regarding this submission process, please contact the HER Team at her@cpat.org.uk. The full digital archive must also be submitted and approved for inclusion within the National Monuments Record, RCAHMW or the Archaeology Data Service, ADS.

10. The development shall not be brought into use until a scheme for the means for the extraction and dispersal of cooking smells has been implemented in accordance with details first submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the method of construction, odour control measures, appearance and finish of the means of ventilation. The system design shall have regard to the guidance set out in EMAQ Report - Control of Odour and Noise from Commercial Kitchen Exhaust Systems (Update to the 2004 report prepared by NETCEN for DEFRA). The approved means of ventilation shall be permanently retained in an effective condition.

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 NICK AYMES

Reference P/2023/0624

Agent TACP ARCHITECTS
PEMBROKE HOUSE
ELLICE WAY
WREXHAM
LL13 7YT

Date Received 04/09/2023

Decision Date 06/06/2024

11. The landscaping scheme approved as part of this application shall be fully implemented in strict accordance with approved drawing no. 2249-MP-Landscape 001, 2249-CP-Landscape-002 and 2249-CP-Landscape-003 within three months of the first use of the development with the exception of soft landscaping which shall be carried out in the first planting season (November to March) or seeding season (April to September) following the first use. The landscaping scheme shall thereafter be permanently retained. Any planting becoming severely damaged or seriously diseased, or is in poor physiological condition and/or are removed shall be replaced with trees or shrubs of similar size and species to those originally required to be planted and within the next available planting or seeding season.

12. The development hereby permitted shall not be open to the public until car parking is provided in the area hatched green on drawing no. BMST- ACP-PS-XX-DR-A-700 P2 in accordance with a scheme first submitted to and approved in writing by the Local Planning Authority. The approved car parking area(s) shall be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

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 noise sensitive premises, and measurements and assessment shall be made in accordance with BS4142:2014 Methods for Rating and Assessing Industrial and Commercial Sound

Reason(s)

1 To comply with Section 91(3) of the Town and Country Planning Act, 1990.

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 NICK AYMES

Reference P/2023/0624

Agent TACP ARCHITECTS
PEMBROKE HOUSE
ELLICE WAY
WREXHAM
LL13 7YT

Date Received 04/09/2023

Decision Date 06/06/2024

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

3 To ensure the risks associated with previously unsuspected contamination at the site are dealt with through a remediation strategy, to minimise the risk to both future users of the land and neighbouring land, and to ensure that the development can be carried out safely without unacceptable risks in accordance with Policy DM1 of the Local Development Plan

4 In the interests of the amenities of the future occupants of the buildings in accordance with Policy DM1 of the Wrexham Local Development Plan.

5 To allow an adequate analytical record of the structures before alteration and renovation, and to ensure that their origins, use, and development are understood and the main features, character and state of preservation are recorded in accordance with policy SP15 of the Wrexham Local Development Plan.

6 To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies DM1 and SP14 of the Wrexham Local Development Plan.

7 To ensure the development delivers net benefit to biodiversity in accordance with Policy 9 of Future Wales and Paragraph 6.4.5 of Planning Policy Wales (Edition 12).

8 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.

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 MR NICK AYMES

Agent TACP ARCHITECTS
PEMBROKE HOUSE
ELLICE WAY
WREXHAM
LL13 7YT

Reference P/2023/0624

Date Received 04/09/2023

Decision Date 06/06/2024

9 To secure preservation by record of any archaeological remains which may be revealed during ground excavations for the development in accordance with policy SP15 of the Wrexham Local Development Plan.

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

11 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.

12 In the interests of highway safety and to accord with policies DM1 and T1 of the Wrexham 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.

Note(s) to applicant

Lighting has the potential for classification as a statutory nuisance under the Environment Protection Act 1990. If lighting is found to be causing a nuisance than an Abatement Notice may be served, and the applicant is advised to consider this when designing the installation of any lighting.

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

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 MR NICK AYMES

Agent TACP ARCHITECTS
PEMBROKE HOUSE
ELLICE WAY
WREXHAM
LL13 7YT

Reference P/2023/0624

Date Received 04/09/2023

Decision Date 06/06/2024

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