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 Simon Billington

Agent Mr Peter Hughes
Wrexham Council,
Ruthin Road Office,
Wrexham,
LL13 7TU

Reference P/2024/1224

Date Received 12/07/2024

Decision Date 12/09/2024

Town and Country Planning Act, 1990

Location of Application

JOHNSTOWN INFANTS SCHOOL, MELYD AVENUE, JOHNSTOWN, WREXHAM, LL14 2TB

Description of Application

DISODLI FFENESTRI A DRYSAU ALLANOL, GOSOD PANELI CLADIN, GOSOD CYNHWYSYDD STORIO, GOSOD CANOPI NEWYDD A FFENSYS PERIMEDR NEWYDD
REPLACEMENT OF EXTERNAL WINDOWS AND DOORS, INSTALLATION OF CLADDING PANELS, SITING OF STORAGE CONTAINER, INSTALLATION OF NEW CANOPY AND REPLACEMENT PERIMETER FENCING

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
SP14 - Natural Environment
SP19 - Green Infrastructure
T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	12/09/2024	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

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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 following plan references 04, 05 and 09 Rev A.

3. The external surfaces of the building(s) shall be constructed of the materials specified on plan refs: 04, 05 and 09 Rev A.

4. No part of the development shall commence until a Biosecurity Risk Assessment has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in strict accordance with the details as are approved.

5. The development shall be carried out in strict accordance with the findings and recommendations contained within 'Great Crested Newt Reasonable Avoidance Measures - Method Statement, Produced by Wildbanks Conservation and Dated July 2024. The mitigation and compensation measures hereby approved shall be fully implemented prior to first use of the development.

6. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) detailed on plan reference 09 Rev A have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

7. 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.

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Reason(s)

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

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

3 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies DM1, SP12 and SP14 of the Wrexham Local Development Plan.

4 In order to protect wildlife interests in accordance with Policies DM1 and SP14, NE1 and NE2 of the Wrexham Local Development Plan.

5 In order to protect wildlife interests in accordance with Policies DM1 and SP14, NE1 and NE2 of the Wrexham Local Development Plan.

6 To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

7 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 in accordance with Policy DM1 of the Wrexham Local Development Plan.

Note(s) to applicant

An European protected species (EPS) Licence may be required for this development.

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This planning permission does not provide consent to undertake works that require an EPS licence. It is an offence to deliberately capture, kill or disturb EPS or to recklessly damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine.

To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at https://naturalresources.wales/conservation-biodiversity-and-wildlife/european-protected-species/?lang+en

All works in relation to the implementation of this permission, including deliveries to and /or leaving the site, should be undertaken only between the hours of 07.30 to 18.00 Monday to Friday, 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60 Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

The applicant is further advised that any complaints received relating to noise of any type from the development may also be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints. This is done under the Statutory Nuisance provisions provided within the Environmental Protection Act 1990, and legal action may be taken where appropriate.

The applicant must adhere to the times given above wherever possible. If, however, there are urgent or unavoidable circumstances requiring work outside of the specified times, permission to proceed may be sought by contacting Environmental Health & Housing Standards at healthandhousing@wrexham.gov.uk or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.

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Many trees contain wildlife such as bats and nesting birds that are protected by law. The consent / permission given by this notice does not override the protection afforded to these species and their habitats. The applicant is advised to take steps to ensure that the all works do not cause harm to any protected species, and it would be advisable to contact the Countryside Council for Wales on 01352 752346 prior to carrying out the work.



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