

In pursuance of its powers under the Acts and 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 ROOST PROPCO 4
LIMITED

Reference P/2024/0333

Agent MR DOMINIC PAGE
GERALD EVE LLP
GERALD EVE LLP 1
MARSDEN STREET
MANCHESTER M2
1HW

Date Received 23/04/2024

Decision Date 23/09/2024

Town and Country Planning Act, 1990

Location of Application

SNOWDON HALL VICARAGE HILL WREXHAM LL13 7HN

Description of Application

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ERECTION OF STUDENT POD AND ASSOCIATED LANDSCAPING

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

National Policies and Technical Advice Notes (TAN):

TAN 12 : Design

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
NE3 - Trees, Woodlands and Hedgerows
R2 - Development within the Wrexham City Centre Masterplan Area
SP13 - Health and Wellbeing
SP15 - Historic and Cultural Environment
SP19 - Green Infrastructure
SP2 - Location of Development
SP7 - Wrexham City

Revision	Date	Description of Decision
0	23/09/2024	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(s) and document(s):
 - 23146-56T-P0-00S-D-A-001 Revision P02;
 - 23146-56T-P0-00S-D-A-002 Revision P02;
 - 23146-56T-P2-00S-D-A-001 Revision P01;
 - 23146-56T-P5-ZZZ-D-A-001 Revision P03;
 - Document titled 'Description';
 - Document titled 'Key Facts';
 - Image showing Hardstanding and Ground Preparation;
 - Image showing Layout Specifications;
 - Image showing Measurements;
 - Arboricultural Impact Assessment by Tyler Grange dated 22nd April 2024;
 - Green Infrastructure Statement dated 19/08/2024;
 - Design & Access Statement ref: 23146-56T-P8-ZZZ-R-A-001 dated 23.08.2024.
3. No surface water from any increase in roof area or impermeable surfaces as part of the approved development shall be allowed to drain directly or indirectly to the public sewerage system.
4. The development hereby permitted shall not be first used until measures to deliver net benefit for biodiversity (NBB) shown in the Green Infrastructure Statement dated 19/08/2024 and on Drawing 23146-56T-P0-00S-D-A-002 Revision P02 have been implemented in full. The measures shall thereafter maintained for the lifetime of the development.

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

Note(s) to applicant

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.

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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.

Tree protection fencing shall be erected around the tree to the north of the development site for the duration of the period of works.

Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:

- Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;
- Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of the notice can result in prosecution;
- Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.

The Applicant is advised that under the dust from construction and / or demolition activities can be judged to be causing a statutory nuisance to neighbouring properties. A legal notice can be served requiring that any dust nuisance is abated, and failure to comply with the requirements of the notice can result in prosecution. The applicant should contact the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.

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A handwritten signature in black ink, appearing to be 'D. Fitzsimon'.

David Fitzsimon

***Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wreccsam
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](#)