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 Gareth BT

Agent Mr Gareth Smyth
39 Lynda Meadows,
Newtownabbey,
BT370AT

Reference P/2024/1359

Date Received 23/08/2024

Decision Date 10/10/2024

Town and Country Planning Act, 1990

Location of Application

TELEPHONE EXCHANGE, DUKE STREET, RUABON, WREXHAM, LL14 6DE

Description of Application

GOSOD CYNHWYSYDD STORIO AT DDIBENION STORIO
SITING OF STORAGE CONTAINER FOR STORAGE PURPOSES

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

National Policies and Technical Advice Notes (TAN):

TAN 24 : The Historic Environment
TAN 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
SP14 - Natural Environment
SP15 - Historic and Cultural Environment

Revision	Date	Description of Decision
0	10/10/2024	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.

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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Applicant Gareth BT

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2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): Accompanying Application Form, 001 Site Location Plan (Project - Open Reach Civils Depot - K1116284), 003 Block Plan (Project - Open Reach Civils Depot - K1116284) and Planning Drawings - 6m Shipping Container Dimensions and Details.

3. The development hereby permitted shall not be utilised until the measures to deliver net benefit for biodiversity (NBB) shown on the email received on the 26th September detailing bird box installation on the main building have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

4. The use as permitted shall cease and be abandoned six years from the date of this permission. All plant, equipment machinery and/or materials forming part of or connected with that use shall be removed not later than one month after that date.

5. 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.

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

4 To ensure a satisfactory standard of appearance of the location over time in the interests of the visual amenities of the area in accordance with policies DM1, SP12 and 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

Applicant Gareth BT

Reference P/2024/1359

Agent Mr Gareth Smyth
39 Lynda Meadows,
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5 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

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

Some public sewers and lateral drains may not be recorded on Dwr Cymru Welsh Water's maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist Dwr Cymru Welsh Water, the applicant is advised to contact the Operations Contact Centre at Dwr Cymru on 0800 085 3968 to establish the location and status of the sewer. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

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