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 DR L GILLIGAN

Agent MRS CHERYL PARKER
SEAHILL FARM
SEAHILL ROAD
SAUGHALL
CHESTER CH1 6BJ

Reference P/2024/0196

Date Received 16/02/2024

Decision Date 07/08/2024

Town and Country Planning Act, 1990

Location of Application

CLWYD CONCRETE PRODUCTS LTD, LLAY ROAD, LLAY, WREXHAM, LL12 0TL

Description of Application

CODI 3 SEILO ALLANOL, PONT BWYSO ALLANOL A GOSOD SAFLE PROSESU O FEWN ADEILAD DIWYDIANNOL PRESENNOL
ERECTION OF 3 NO EXTERNAL SILOS, EXTERNAL WEIGHBRIDGE AND INSTALLATION OF PROCESSING PLANT WITHIN EXISTING INDUSTRIAL BUILDING

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

National Policies and Technical Advice Notes (TAN):

TAN 11 : Noise
TAN 12 : Design
TAN 18 : Transport
TAN 23 : Economic Development
TAN 24 : The Historic Environment
TAN 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

DM1- Development Management Considerations
EM1- Protection of Existing Employment Land
EM4 - Employment Development Outside of Settlement Limits
NE1 - International and National Nature Conservation Designations
NE6 - Waste Water Treatment and River Water Quality
SP8 - Economic Growth, Employment and Enterprise
SP11 - Transport and Accessibility

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 DR L GILLIGAN

Reference P/2024/0196

Agent MRS CHERYL PARKER
SEAHILL FARM
SEAHILL ROAD
SAUGHALL
CHESTER CH1 6BJ

Date Received 16/02/2024

Decision Date 07/08/2024

SP12 - Design Principles & Masterplanning Framework
SP14 - Natural Environment
SP15 - Historic and Cultural Environment
SP19 - Green Infrastructure
SP2 - Location of Development
T1 - Managing Transport Impacts
T2 - Active Travel

Revision	Date	Description of Decision
0	07/08/2024	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 following plan(s) and document(s):
   - Drawing ME.E.01 Revision B;
   - Drawing ME.E.02;
   - Drawing ME.P.01 Revision A;
   - Drawing ME.P.02-1 Revision B;
   - Drawing ME.P.02-2 Revision B;
   - Drawing ME.P.03;
   - Drawing ME.P.04;
   - Preliminary Ecological Appraisal version C533/Fina/2.0;
   - Design and Access Statement by Parker Planning (Amended 05 August 2024);
   - Noise and Dust Assessment prepared by Green Portal Business Solutions Ltd;
   - Green Infrastructure Statement.

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 DR L GILLIGAN

Reference P/2024/0196

Agent MRS CHERYL PARKER
SEAHILL FARM
SEAHILL ROAD
SAUGHALL
CHESTER CH1 6BJ

Date Received 16/02/2024

Decision Date 07/08/2024

3. The development hereby permitted shall not be first used until measures to deliver net benefit for biodiversity (NBB) outlined on pages 40 and 41 of the Preliminary Ecological Appraisal by Marches Ecology Version C533/Final/2.0 have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

4. No development, including site clearance, shall commence until a Great Crested Newt (GCN) plan of reasonable avoidance measures has been submitted to and approved in writing by the Local Planning Authority. The plan of reasonable avoidance measures should include, but not necessarily be limited to:
• Further details and associated plans concerning amphibian reasonable avoidance and mitigation measures including, but not limited to, one-way amphibian fence design and locations if proposed (prior to and throughout the duration of any work);
• proposals for the clearance of individuals from working areas;
• Measures to be taken to prevent or reduce incidental capture or killing of Great Crested Newts;
• Details of timing, phasing and duration of construction activities and conservation measures.

   The plan of reasonable avoidance measures shall be carried out in accordance with the approved details.

5. No development, including site clearance, shall commence until a Biosecurity Risk Assessment, and Method Statement that considers invasive non-native species and specific diseases (e.g. Chytrid) has been submitted to and approved in writing by the Local Planning Authority. The risk assessment must include:
(i) appropriate measures to control any INNS on site;
(ii) measures or actions that aim to prevent INNS from being introduced to the site for the duration of construction and operational phases of the scheme.

   The Biosecurity Risk Assessment shall be carried out in 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 DR L GILLIGAN

Reference P/2024/0196

Agent MRS CHERYL PARKER
SEAHILL FARM
SEAHILL ROAD
SAUGHALL
CHESTER CH1 6BJ

Date Received 16/02/2024

Decision Date 07/08/2024

6. The development shall be carried out in strict accordance with the findings and recommendations contained within Section 4.2 of the Preliminary Ecological Appraisal by Marches Ecology Version C533/Final/2.0 and the details required under condition 4.

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 minimise the development impact on protected species in accordance with policy NE2 of the Wrexham County Borough Local Development Plan.

5 To ensure that an approved Biosecurity Risk Assessment is implemented to secure measures to prevent or control the spread and effective management of any invasive non-native species and listed diseases at the site.

6 In order to protect wildlife interests in accordance with Policies DM1 and SP14, NE1 and NE2 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

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant DR L GILLIGAN

Reference P/2024/0196

Agent MRS CHERYL PARKER
SEAHILL FARM
SEAHILL ROAD
SAUGHALL
CHESTER CH1 6BJ

Date Received 16/02/2024

Decision Date 07/08/2024

Note(s) to applicant

Following the commencement of Schedule 3 of the Flood and Water Management Act, the works as proposed may be required to obtain approval from the SuDS Approving Body (SAB) prior to commencement of those construction works. Further details of the SAB, the new national standards, the pre-application advice service and the application for approval process can be found on the Wrexham CBC's SAB webpage: https://www.wrexham.gov.uk/english/planning_portal/sab/sab.htm or by contacting the SAB Team directly at SAB@wrexham.gov.uk

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.

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 DR L GILLIGAN

Reference P/2024/0196

Agent MRS CHERYL PARKER
SEAHILL FARM
SEAHILL ROAD
SAUGHALL
CHESTER CH1 6BJ

Date Received 16/02/2024

Decision Date 07/08/2024

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.

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