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 D GRAFTON

Reference P/2024/1040

Agent MR SEAN CADDICK
SEAN CADDICK
ARCHITECTURAL 13
BELEVIDERE WALK
SHREWSBURY SY2
5LT

Date Received 14/05/2024

Decision Date

TOWN AND COUNTRY PLANNING ACT, 1990

Location of Application

SITE OF WYNNSTAY TECHNOLOGY PARK SOUTH OF, LLANGOLLEN ROAD, RUABON, WREXHAM, LL14 6EN

Description of Application

RHYDDHAU AMOD 3 (DEUNYDDIAU), 5 (DATGANIAD O DDULLIAU COEDYDDIAETH), 6 (TIRLUNIO), 9 (HALOGIAD), 15 (CYNLLUN RHEOLI DARPARIETH GWASANAETH), 16 (CYNLLUN RHEOLI ADEILADU), 17 (BIOAMRYWIAETH) A 18 (ISADEILEDD BAND EANG) CANIATÂD CYNLLUNIO P/2022/0306
DISCHARGE OF CONDITIONS 3 (MATERIALS), 5 (ARBORICULTRUAL METHOD STATEMENT), 6 (LANDSCAPING), 9 (CONTAMINATION), 15 (SERVICE DELIVERY MANAGEMENT PLAN), 16 (CONSTRUCTION MANAGEMENT PLAN), 17 (BIODIVERSITY) AND 18 (BROADBAND INFRASTRUCTURE) OF PLANNING PERMISSION P/2022/0306

DECISION

The following details are approved:

Condition 3 Materials

Wall and Roof Cladding: 100mm thick Kngspan KS1000RW Quardcore Composite in Goosewing Grey with Anthracite flashing

Doors and Windows: Aluminium

Condition 5 Arboricultural Method Statement

Arboricultural Method Statement, Tree Solution (23/AMS/WXM/315), November 2023 as received on 30th October 2024

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6 Landscaping
Landscaping Plan 21/2210/08 Revision A (May 2024) as received on 30th October 2024

9 Site Investigation
GroundSolve Ltd, Phase 1 Preliminary Risk Assessment: Ruabon Business Park, Wrexham. Ref GSL2949. Dated 25 August 2023.
GroundSolve Ltd, Phase 2 Ground Investigation. Ref GSL2949. Dated 20 September 2023.
GroundSolve Ltd, Additional Phase 2 Ground Investigation: Wynnstay Technology Park, Ruabon. Ref GSL3060R01. Dated 28 March 2024.
GroundSolve Ltd, Wynnstay Technology Park, Ruabon – Summary Report. Ref GSL3089R01. Dated 22 April 2024.
Unknown Author, Preliminary Risk Assessment for Land at Wynnstay Technology Park, Ruabon. Ref 2387. Dated 25/07/1019.
Groundsolve Ltd, Wynnstay Technology Park, New Housing Development Geo-Environmental Report. Ref 2387. Dated October 2020.

Condition 15 Service Delivery Management Plan
Service and Delivery Management Plan Ref: 21/2210, Revision B – November 2024

Condition 16 Construction Management Plan
Construction Management Plan - Drawing number 21/2210/07, Revision B – November 2024

Condition 17 Net Biodiversity Benefit
Meadow Lawns and Broadleaved Woodlands as set out in the 'Biodiversity Statement' Reference 21/2210 May 2024

Condition 18 Provision of Gigabit Capable Broadband
Wales and West Utilities Plan Reference 33224887

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Applicant MR D GRAFTON

Reference P/2024/1040

Agent MR SEAN CADDICK
SEAN CADDICK
ARCHITECTURAL 13
BELEVIDERE WALK
SHREWSBURY SY2
5LT

Date Received 14/05/2024

Decision Date



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