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 WREXHAM COUNTY BOROUGH COUNCIL

Agent MR RICHARD WYNNE
WYNNE CONSTRUCTION LTD
CHARLES HOUSE
KINMEL PARK
ABERGELE ROAD
BODELWYDDAN
LL18 5TY

Reference P/2023/0631

Date Received 07/09/2023

Decision Date 02/09/2024

Town and Country Planning Act, 1990

Location of Application

JOHNSTOWN JUNIOR SCHOOL, BANGOR ROAD, JOHNSTOWN, WREXHAM, LL14 2SW

Description of Application

GOSOD SIMNAI MEWN CEGIN FASNACHOL (OL-WEITHREDOL)
INSTALLATION OF FLUE TO COMMERCIAL KITCHEN (IN RETROSPECT)

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

Wrexham Local Development 2013 – 2028:

DM1- Development Management Considerations
SP14 - Natural Environment

Revision	Date	Description of Decision
0	02/09/2024	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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1. The flue shall be permanently removed from the building within 28 days of a failure to meet any one of the requirements set out in i) to iv) below:
i) Within 12 weeks of the date of this decision details a scheme of measures to provide net benefit for biodiversity (NBB) i.e. a better outcome than if the site was left undeveloped has been submitted for the written approval of the local planning authority. The scheme shall include a timetable for the implementation of the measures;
ii) If within 20 weeks of the date of this decision the local planning authority refuse to approve the details or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Welsh Ministers
iii) If an appeal is made in pursuance of ii) above, that appeal shall have been finally determined and the submitted details shall have been approved by the Welsh Minsters
iv) The measures to provide NBB have been carried out in accordance with the approved scheme and timescale following the date of approval in writing by the Local Planning Authority or, in the event of ii) and iii) above, by the Welsh Ministers.
The NBB measures shall be maintained for the lifetime of the development.

2. The rating level of any noise generated by reason of this development shall not exceed the pre-existing background level at any time. The noise levels shall be determined at nearby noise sensitive premises, and measurements and assessment shall be made in accordance with BS4142:2014 Methods for Rating and Assessing Industrial and Commercial Sound (or any Guidance revoking or re-enacting that Guidance with or without modification).

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3. The flue shall be permanently removed from the building within 28 days of a failure to meet any one of the following requirements set out below:
i) Within 12 weeks of the date of this decision, a scheme of details of the colour and finish of the flue has been submitted for the written approval of the Local Planning Authority. The scheme shall provide details of a power coating to be applied and the colour specification, which shall be a dark grey/black, to match the appearance of the roof to which it adjoins together with a timescale for the implementation of powder coating scheme.
ii) The powder coating finish has been applied to the flue in accordance with the approved scheme;
iii) Thereafter, the colour of the flue shall be maintained in accordance with the approved details for the lifetime of the development.

Reason(s)

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

2 To protect the amenities of the occupiers of nearby properties in accordance with Policy DM1 of the Wrexham Local Development Plan.

3 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policy DM1 of the Wrexham Local Development Plan.

David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wrecsam
Chief Officer Economy and Planning, Wrexham County Borough Council

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 WREXHAM COUNTY BOROUGH COUNCIL

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Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council