**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 Leighton Prince

**Agent** Miss Jessica Ellis
174 Leeds Hire
Centre, Gelderd Road,
Leeds, United
Kingdom, LS12 6LZ

**Reference** P/2024/1275

**Date Received** 30/07/2024

**Decision Date** 25/11/2024

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## Town and Country Planning Act, 1990

### Location of Application

MONDELEZ INTERNATIONAL, STATION AVENUE, CHIRK, WREXHAM, LL14 5LT

### Description of Application

GOSOD CABAN UNLLAWR DROS DRO I DDARPARU GOFOD SWYDDFA
TEMPORARY SITING OF SINGLE STOREY PORTAKABIN FOR OFFICE SPACE

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

### National Policies and Technical Advice Notes (TAN):

TAN 12 : Design
TAN 18 : Transport
TAN 5 : Nature Conservation and Planning
TAN 23 : Economic Development
TAN 5 : Nature Conservation and Planning

### Wrexham Local Development 2013 – 2028:

SP8 - Economic Growth, Employment and Enterprise
DM1 - Development Management Considerations
EM1 - Protection of Existing Employment Land
SP12 - Design Principles & Masterplanning Framework
SP14 - Natural Environment
SP19 - Green Infrastructure
SP2 - Location of Development

| Revision | Date | Description of Decision |
|---|---|---|
| 0 | 25/11/2024 | Planning permission issued |

**Particulars of decision : GRANTED subject to the following:-**

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## Condition(s)

1. The use of the building shall cease and be abandoned before 27th November 2027. The building together with any hard standing, base or slab upon which it stands shall be completely removed and the land restored to its previous condition not later than one month after that date.

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): JEPEMOMDELEZ REV B, JEPEMOMDELEZ REV B, JEMPBP and Design and Access Statement.

3. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

4. No part of the development shall commence until a plan to provide net benefit for biodiversity (NBB) i.e. a better outcome than if the site was left undeveloped has been submitted to, and approved in writing by, the Local Planning Authority. The measures shall be implemented in full, prior to first occupation / use of the development, and thereafter maintained for the lifetime of the development.

## Reason(s)

1 In order to protect the visual amenities of the area in accordance with Policies DM1 and SP12 of the Wrexham Local Development Plan.

2 To comply with Section 91(3) of the Town and Country Planning Act, 1990.

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3 To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment and so comply 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**

You should ensure that any difference between the plans approved under the Town and Country Planning Acts and those approved under the Building Regulations is resolved prior to commencement of development, by formal submission of amended plans.

The proposed development may be subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore may require approval of Sustainable Drainage Systems (SuDS) features, in accordance with national standards, and is strongly recommended that the developer engage in pre application consultation with the Local Authority, as the relevant SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, Dwr Cymru Welsh Water is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation. The applicant is advised that some public sewers and lateral drains may not be recorded on our maps

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.

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If a connection is required to the public sewerage system, the developer is advised to contact Dwr Cymru Welsh Water's Network Development Consultants on 0800 917 2652.

In accordance with Planning Policy Wales (Edition 12) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilizing approaches that improve water efficiency and reduce water consumption. We would recommend that the applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements.

**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