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 JOHN MAWER ANNYALLA CHICKS UK LTD	**Code Number**	ABE P/2024/0117
Agent	MR SAM HARRISON IAN PICK ASSOCIATES LTD STATION FARM OFFICES WANSFORD ROAD DRIFFIELD YO25 8NJ	**Date Received**	18/01/2024
		Decision Date	22/05/2024

Town and Country Planning Act, 1990

Location of application

ANNYALLA CHICKS UK LTD, ABENBURY WAY, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9UZ

Description of application

NEWIDIADAU I FYNEDIAD PRESENNOL, ADEILADU LLEFYDD YCHWANEGOL I GEIR A LORÏAU, GOSOD GIÂT DIOGELWCH A BARIAU A GOSOD GIÂT DIOGELWCH A BARIAU NEWYDD I FAES PARCIO PRESENNOL / ALTERATIONS TO EXISTING ACCESS, CONSTRUCTION OF ADDITIONAL CAR AND LORRY SPACES, SITING OF SECURITY GATE AND BARRIERS AND INSTALLATION OF NEW SECURITY GATE AND BARRIER TO EXISTING CAR PARK

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Local Development Plan which are as follows:-

DM1	Development Management Considerations
SP14	Natural Environment
SP19	Green Infrastructure
SP2	Location of Development
T1	Managing Transport Impacts

Revision	Date	Description of Decision
0	22/05/2024	Planning permission issued

Particulars of decision that permission be 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.

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2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered JM020124B Rev B and JM040224, and as contained within the application documentation.
3. No construction materials shall be used other than those detailed on the application form and within the approved application documentation.
4. No part of the development shall commence until a GCN Reasonable Avoidance Measures scheme has been submitted to, and approved in writing by, the Local Planning Authority. The Reasonable Avoidance Measures (RAMs) shall include, but not necessarily be limited to further details and associated plans concerning GCN avoidance and mitigation measures (prior to and throughout the duration of any work). The Reasonable Avoidance Measures scheme shall be carried out in accordance with the approved details.
5. The net benefit for biodiversity (NBB) measures as shown on approved plan ref: JM020124B Rev B (3No. 1B Schwegler Bird Nest Boxes) and detailed within the application documentation, shall be fully implemented as approved prior to the first beneficial use of the development and shall be retained thereafter for the lifetime of the development.
6. No part of the development shall commence until a Biosecurity Risk Assessment has been submitted to, and approved in writing by, the Local Planning Authority.
   The Risk Assessment must include:
   i (i) appropriate measures to control any INNS on site;
   ii (ii) (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. Thereafter the Biosecurity Risk Assessment shall be carried out in accordance with the approved details.
7. Prior to first beneficial use of the development details of a method of cover / shelter for the approved cycle spaces shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall not be brought into use except in strict accordance with such details as are approved.

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8. Prior to first beneficial use of the development details of a the proposed gate management system shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall not be brought into use except in strict accordance with such details as are approved.
9. No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.
10. No development shall take place within 3 metres either side of the public sewer which crosses the site.
11. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
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.
4. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies DM1 and SP14 of the Wrexham Local Development Plan.
5. To ensure the development delivers net benefit to biodiversity in accordance with Policy 9 of Future Wales and Paragraph 6.4.5 of Planning Policy Wales (Edition 12).
6. To ensure that an approved Biosecurity Risk Assessment is implemented to secure measures to control the spread and effective management of any invasive non-native species at the site in accordance with policy SP14 of the Wrexham Local Development Plan.
7. To enable the control of matters not detailed in the application in in accordance with Policy DM1 of the Wrexham Local Development Plan.
8. To enable the control of matters not detailed in the application in in accordance with Policy DM1 of the Wrexham Local Development Plan.

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9. In the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan.
10. To protect the integrity of the public sewer and avoid damage thereto in accordance with Policy DM1 of the Wrexham Local Development Plan.
11. 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

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.

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Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:
- Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;
- Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of the notice can result in prosecution;
- Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. 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.

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.

The written consent of the Highway Authority (as required by section 278 of the Highways Act 1980) must be obtained before any work is carried out within the confines of the highway in connection with condition no .2. Further guidance can be obtained from the Highway Authority of Wrexham County Borough Council.

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Following the commencement of Schedule 3 of the Flood and Water Management Act, the works as proposed are 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

In line with the Welsh Government's decarbonisation targets, Welsh Government published the Electric Vehicle Charging Strategy, setting out its plans for charging electric cars and vans in Wales. In the interest of supporting and encouraging low emission vehicles, in the interest of air quality enhancement, and to comply with the aims and objectives of the Electric Vehicle Charging Strategy, we encourage the provision of electric vehicle charge points and recommend the following minimum standard for numbers and power output:

· One Standard Electric Vehicle Charging Point providing a continuous supply of at least 16A (3.5kW) for at least 10% of parking spaces;
· A Standard Electric Vehicle Charging Point is one which is capable of providing a continuous supply of at least 16A (3.5kW) and up to 32A (7kW). The higher output is more likely to be futureproof;
· The electrical supply of the final installation should allow the charging equipment to operate at full rated capacity;
· The installation must comply with all applicable electrical requirements in force at the time of installation.

David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio
Chief Officer Economy and Planning

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm

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