

In pursuance of its powers under the Acts and 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 MR PALETTA

Reference P/2023/0662

Agent BLUEPRINT LTD
DAFYDD EDWARDS
Office 34K
Redwither Tower
Wrexham Industrial
Estate
Wrexham
LL13 9XT

Date Received 15/09/2023

Decision Date 05/12/2024

Town and Country Planning Act, 1990

Location of Application

BERSHAM SPORTS AND SOCIAL CLUB, BERSHAM ROAD, BERSHAM, WREXHAM, LL14 4HS

Description of Application

ADEILADU 9 ANNEDD / ERECTION OF 9 DWELLINGS

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 2 : Planning and Affordable Housing

TAN 24 : The Historic Environment

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations

H2 - Affordable Housing, Non-Strategic Housing Allocations and Windfall Sites

NE6 - Waste Water Treatment and River Water Quality

R7 - Loss of Local Services

SP11 - Transport and Accessibility

SP12 - Design Principles & Masterplanning Framework

SP13 - Health and Wellbeing

SP14 - Natural Environment

SP15 - Historic and Cultural Environment

SP2 - Location of Development

In pursuance of its powers under the Acts and 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 MR PALETTA

Reference P/2023/0662

Agent BLUEPRINT LTD
DAFYDD EDWARDS
Office 34K
Redwither Tower
Wrexham Industrial
Estate
Wrexham
LL13 9XT

Date Received 15/09/2023

Decision Date 05/12/2024

T1 - Managing Transport Impacts

T2 - Active Travel

T3- Passenger Transport

Revision	Date	Description of Decision
0	05/12/2024	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 approved drawing(s) numbered P/145 001, P/145 009, P/145 010 REV A, P/145 011 REV A, P/145 012 REV A, P/145 013 REV A, P/145 015 REV A, P/145 016 REV C and as contained within the application documentation
3. No dwelling shall be occupied until a scheme for the re-siting of existing bus stops on Bersham Road has been implemented in accordance with a scheme that shall have first been submitted to and approved in writing by the Local Planning Authority.
4. The development shall be carried out in strict accordance with the findings and recommendations contained within the Ecology Assessment ref: (Hesketh, T. (2023). Preliminary ecological Appraisal: Royal British Legion, Bersham Road, Bersham, Wrexham, LL14 4HS. Tyrer Ecological Consultants. (Unpublished)) approved as part of this application. The mitigation and compensation measures hereby approved shall be fully implemented prior to first use of the development.

Applicant MR PALETTA

Reference P/2023/0662

Agent BLUEPRINT LTD
DAFYDD EDWARDS
Office 34K
Redwither Tower
Wrexham Industrial
Estate
Wrexham
LL13 9XT

Date Received 15/09/2023

Decision Date 05/12/2024

5. Prior to the commencement of the development hereby approved, the name and contact details of an appropriate Ecological Clerk of Works shall be submitted to and approved in writing by the Local Planning Authority. The Clerk of Works shall be present during all demolition works.
6. No development shall commence until a detailed plan to provide net benefit for biodiversity (NBB) has been submitted to and approved in writing by the Local Planning Authority. The measures 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
7. The existing hedges along the eastern boundary shall be permanently retained and shall not be cut down, grubbed out or otherwise removed. If any part of the hedges are removed, die or become diseased within a period of five years from the completion of the development, they shall be replaced by hedges of that same size and species during the next available planting season.
8. No part of the development shall commence until full details of both hard and soft landscape works, to include native planting has been submitted to and approved in writing by the Local Planning Authority. The plan shall include a timescale for the implementation of works, and shall provide for ecological improvement / habitat creation and enhancement in the soft landscape areas for the benefit of biodiversity conservation specifically tailored to the landscape features.
9. The landscaping scheme submitted and approved in connection with condition no. 7 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.

In pursuance of its powers under the Acts and 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 MR PALETTA

Reference P/2023/0662

Agent BLUEPRINT LTD
DAFYDD EDWARDS
Office 34K
Redwither Tower
Wrexham Industrial
Estate
Wrexham
LL13 9XT

Date Received 15/09/2023

Decision Date 05/12/2024

10. The landscaping scheme as carried out in connection with condition no. 7 shall be permanently retained. Any planting becoming severely damaged or seriously diseased, or is in poor physiological condition and/or are removed without the written permission of the Local Planning Authority shall be replaced with trees or shrubs of similar size and species to those originally required to be planted and within a timescale all to be submitted to and approved in writing by the Local Planning Authority.

Applicant MR PALETTA

Reference P/2023/0662

Agent BLUEPRINT LTD
DAFYDD EDWARDS
Office 34K
Redwither Tower
Wrexham Industrial
Estate
Wrexham
LL13 9XT

Date Received 15/09/2023

Decision Date 05/12/2024

11. No part of the development shall commence until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in strict accordance with the Method Statement as is approved. The Method Statement shall include the following:
 - a) A specification for tree protection fencing and ground protection measures that comply with British Standard 5837:2012;
 - b) A Tree Protection Plan showing the location of the trees to be removed and retained with their crown spreads, Root Protection Areas, Construction Exclusion Zones, and location of protective fencing and ground protection measures accurately plotted;
 - c) A full specification for any access, driveway, path, underground services or wall foundations within retained tree Root Protection Areas or Construction Exclusion Zone, including any related sections and method for avoiding damage to retained trees;
 - d) Details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires;
 - e) Details of the frequency of supervisory visits and procedures for notifying the findings of such visits to the Local Planning Authority;
 - f) Method for protecting retained trees during demolition works;
 - g) Details of all proposed tree works, including felling and pruning.

12. Prior to their use on the development samples of all external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.

Applicant MR PALETTA

Reference P/2023/0662

Agent BLUEPRINT LTD
DAFYDD EDWARDS
Office 34K
Redwither Tower
Wrexham Industrial
Estate
Wrexham
LL13 9XT

Date Received 15/09/2023

Decision Date 05/12/2024

13. Development shall not commence until a scheme to enable the provision of Gigabit capable broadband infrastructure from the site boundary to the dwelling hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to the first occupation of the dwelling.
14. No works to demolish the existing building shall take place later than 1 April 2025 until additional bat surveys and full details of any mitigation measures as may be necessary have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the scheme as approved.
15. No development shall commence until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:
 - 1) the parking of vehicles of site operatives and visitors;
 - 2) loading and unloading of plant and materials;
 - 3) storage of plant and materials used in constructing the development;
 - 4) an earthwork balance in respect of materials arising from excavations carried out on site, including measures to ensure those materials are re-used on-site;
 - 5) hours of working and deliveries;
 - 6) a scheme of dust management; and
 - 7) a scheme to manage the impacts of construction noise and vibration.

Reason(s)

Applicant MR PALETTA

Reference P/2023/0662

Agent BLUEPRINT LTD
DAFYDD EDWARDS
Office 34K
Redwither Tower
Wrexham Industrial
Estate
Wrexham
LL13 9XT

Date Received 15/09/2023

Decision Date 05/12/2024

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. In the interests of highway safety 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. In order to protect wildlife interests in accordance with Policies DM1 and SP14 and NE1 of the Wrexham Local Development Plan.
6. 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)
7. To protect landscape features which are of significant amenity value in the area and which would ensure a satisfactory standard of appearance the development in accordance with Policies DM1, SP14 and NE3 of the Wrexham Local Development Plan.
8. In order to protect wildlife interests and in the interests the visual amenity of the area in accordance with Policies DM1 and SP14 and NE1 of the Wrexham Local Development Plan.
9. 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.

In pursuance of its powers under the Acts and 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 MR PALETTA

Reference P/2023/0662

Agent BLUEPRINT LTD
DAFYDD EDWARDS
Office 34K
Redwither Tower
Wrexham Industrial
Estate
Wrexham
LL13 9XT

Date Received 15/09/2023

Decision Date 05/12/2024

10. 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.
11. To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s) in accordance with Policies DM1, SP14 and NE3 of the Wrexham Local Development Plan.
12. 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.
13. To support the roll-out of digital communications infrastructure across Wales in accordance with Policy 13 of Future Wales.
14. In order to protect wildlife interests in accordance with Policies DM1 and SP14, NE1 and NE2 of the Wrexham Local Development Plan
15. In the interests of minimising disruption arising from the development as well as securing a sustainable use of materials excavated during construction in accordance with policy DM1 of the Wrexham Local Development Plan.

Note(s) to applicant

In pursuance of its powers under the Acts and 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 MR PALETTA

Reference P/2023/0662

Agent BLUEPRINT LTD
DAFYDD EDWARDS
Office 34K
Redwither Tower
Wrexham Industrial
Estate
Wrexham
LL13 9XT

Date Received 15/09/2023

Decision Date 05/12/2024

A handwritten signature in black ink, appearing to be 'DF', located below the agent's address.

David Fitzsimon

***Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wreccsam
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](#)