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 SIMON MOXON

Reference P/2024/1020

Agent NICOLAS PIKE
CARBANA LIMITED,
HALL FARM HOUSE,
HALL LANE, ABBOTS RIPTON,
HUNTINGTON PE28 2PG

Date Received 01/05/2024

Decision Date 12/12/2024

Town and Country Planning Act, 1990

Location of Application

1 SALOP ROAD, WREXHAM, LL13 7AF

Description of Application

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CHANGE OF USE OF LAND TO CREATE CAR WASH AND TYRE FITTING UNIT

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

National Policies and Technical Advice Notes (TAN):

TAN 11 : Noise
Tan 15 : Development, flooding and coastal erosion

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
NE1 - International and National Nature Conservation Designations
NE2 - Local Designations for Nature Conservation and Geological Importance
NE6 - Waste Water Treatment and River Water Quality
SP12 - Design Principles & Masterplanning Framework
SP14 - Natural Environment
SP19 - Green Infrastructure
SP2 - Location of Development
T1 - Managing Transport Impacts
SP18 - Climate Change
SP7 - Wrexham City

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Revision	Date	Description of Decision
0	12/12/2024	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 following plan(s) and document(s):
   - Elevations Plan Ref: P3
   - Elevations Plan Ref: P3F
   - Elevations Plan Ref: P3G
   - Elevations Plan Ref: SS00336
   - Block Plan Ref: P2 Rev 6
   - Visibility Plan Ref: P2US
   - Swept Paths Plan Ref: SPA1 Rev 9
   - Swept Paths Plan Ref: SPA2 Rev 9
   - Drainage Plan Ref: 1929_100
   - Lighting Plan Ref: P2 Rev 1
   - Lighting Plan Ref: P194-122 Rev 2
   - Waste Management Plan, V1.0, 1 Salop Road, Wrexham LL13 7AF, Dated September 2024
   - Construction Method Statement, V1.1, 1 Salop Road, Wrexham LL13 7AF, Dated November 2024
   - Pollution Incidence Response Plan, for Carbana Wrexham, 1 Salop Road, Wrexham LL13 7AF
   - Flood Consequences Assessment Final Report V2.0, Weetwood. April 2024
   - Noise Impact Assessment, for Carbana Wrexham, 1 Salop Road, Wrexham LL13 7AF, by ACT Acoustics, Dated 18 September 2024

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

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3. The external surfaces of the building(s) shall be constructed of the materials specified on plan refs: SS00336 and P3.

4. No development shall take place until a phased site investigation of the nature and extent of contamination has been carried out and submitted to and approved in writing by the Local Planning Authority. If any contamination is found during the site investigation, no part of the development shall commence until a scheme specifying the measures that will be taken to remediate the site to render it suitable for the development hereby permitted has been submitted to and approved in writing by the local planning authority. The site shall thereafter be remediated in accordance with the approved scheme. If during the course of development any contamination is found that has not been identified in the site investigation, no further development shall take place on those parts of the site where that contamination has been found until an additional scheme of remediation has been submitted to and approved in writing by the local planning authority for those parts of the site. The relevant parts of the site shall thereafter be remediated in accordance with the additional scheme of remediation.

5. Each part of the site subject to the remediation under the scheme(s) approved as part of condition no. 4 shall not be occupied/used until a Validation Report has been completed in respect of that part of the site and submitted to and approved in writing by the Local Planning Authority.

6. 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.

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

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7. Prior to first use of the development, Sheffield Stand bicycle parking facilities shall be provided in strict accordance with a scheme that shall have first been submitted to and approved in writing by the Local Planning Authority. The facilities shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking of bicycles.

8. The vehicular access hereby approved shall be a minimum width of 9 metres.

9. Prior to first use of the development hereby permitted the vehicular access shall provide visibility splays of 2.4 metres x 25 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

10. The vehicular parking and turning areas as shown on the Block Plan Ref: P2 Rev 6 shall be fully laid out, surfaced and drained prior to first use of the development. This area shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking of vehicles at all times.

11. The submitted Construction Method Statement, V1.1, 1 Salop Road, Wrexham LL13 7AF, Dated November 2024 shall be adhered to throughout the construction period, and internal warning signage which accords with Chapter 8 of the Traffic Signs Manual 2009 shall be erected and retained on site during the construction phase of development.

12. Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 10 metres behind the adjoining highway.

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13. No use of the development shall be made before 8am or after 7pm Monday to Friday, before 9am or after 6pm Saturdays and before 10am and after 5pm on Sundays or Bank Holidays.

14. The noise levels generated by reason of this development, as assessed in accordance with BS4142:2014+A1:2019, shall not exceed 50dB LAeq at any neighbouring residential receptor.

15. The development shall be carried out / operated in strict accordance with the measures contained within the submitted Noise Impact Assessment, for Carbana Wrexham, 1 Salop Road, Wrexham LL13 7AF, by ACT Acoustics, Dated 18 September 2024.

16. Prior to first use of the development the site and vehicular access shall be laid out in strict accordance with Block Plan Ref: P2 Rev 6.

17. Prior to first occupation / beneficial use of the development, the proposed 'keep clear' highway markings, as shown on block plan ref: P2 Rev 6, shall be implemented in all respects and shall be retained thereafter in a readable condition.

18. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Consequence Assessment, Final Report V2.0, by Weetwood, April 2024. The mitigation measures shall be retained as such and the existing land levels shall not be increased on any part of the site.

19. The lighting scheme shall be installed and operated in strict accordance with the details shown on approved lighting plan refs: P2 Rev 1 and P194-122 Rev 2. No other lighting shall be used on any external part of the development and the lights shall be switched off outside of the operating hours of the site.

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20. The totem signage as shown on block plan ref: P2 Rev 6 shall only be erected in strict accordance with details which have first been submitted to, and approved in writing by, the Local Planning Authority.

22. 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 and thereafter permanently retained.

23. The foul drainage scheme as shown on plan ref: 1929_100 shall be implemented prior to the first use / occupation of the development.

24. No land drainage run-off or surface water shall be permitted to discharge or connect to the public sewerage system, either directly or indirectly, and foul and surface water shall be drained separately from the site.

25. The development shall be operated in strict accordance with the submitted Pollution Incidence Response Plan Ref: for Carbana Wrexham, 1 Salop Road, Wrexham LL13 7AF

Reason(s)

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.

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

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3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies DM1, SP12 and SP14 of the Wrexham Local Development Plan.

4. In the interests of the amenities of the future occupants of the development in accordance with Policy DM1 of the Wrexham Local Development Plan.

5. In the interests of the amenities of the future occupants of the development in accordance with Policy DM1 of the Wrexham Local Development Plan.

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

7. To assist occupiers/users of the development to make sustainable transport choices in accordance with Policy DM1 of the Wrexham Local Development Plan.

8. To ensure the formation of a safe and satisfactory access in accordance with Policy DM1 of the Wrexham Local Development Plan.

9. To ensure that adequate visibility is provided at the proposed point of access to the highway in accordance with Policy DM1 of the Wrexham Local Development Plan.

10. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety in accordance with Policies DM1 and T1 of the Wrexham Local Development Plan

11. In the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan.

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12. To ensure that no deleterious material is carried onto the highway, in the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan.

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

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

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

16. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety in accordance with Policies DM1 and T1 of the Wrexham Local Development Plan

17. In the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan.

18. To ensure the proposed management of flood risk in accordance with Policies DM1, SP12 and SP14 of the Wrexham Local Development Plan.

19. In order to protect the visual and residential amenities of the area, and local wildlife in accordance with Policies SP14 and DM1 of the Wrexham Local Development Plan.

20. To protect the visual and residential amenities of the area, and highway safety, in accordance with policy DM1 of the Wrexham Local Development Plan.

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

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22. In the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan.

23. 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.

24. 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.

25. To protect the integrity of nearby river and locality in accordance with Policies DM1, SP14 and NE6 of the Wrexham Local Development Plan.

Note(s) to applicant

The separate written consent of the Local Highway Authority must be obtained before any work is carried out within the confines of the highway.

Further advice on compliance with condition nos. 4 and 5 may be obtained by contacting the Council's Contaminated Land Officer on 01978 298771 or 297773. Should the investigation identify contamination issues that may affect receptors other than the site users e.g. groundwater, then it is recommended that these works are also addressed in consultation with the Contaminated Land Officer prior to commencement of works on site.

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.

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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

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.

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.

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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.

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;

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- The installation must comply with all applicable electrical requirements in force at the time of installation.



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