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 Mrs Kerry Grootveld

Agent Mr Sam Soden
7 , Henry Close,
Battlefield, Shrewsbury
, SY1 3TJ

Reference P/2024/1394

Date Received 05/09/2024

Decision Date 28/01/2025

TOWN AND COUNTRY PLANNING ACT, 1990

Location of Application

CHAPEL HOUSE, THE CHEQUER, BRONINGTON, WHITCHURCH, SY13 2JQ

Description of Application

RHYDDHAU AMOD 3 (CYNLLUN RHEOLI TRAFFIG ADEILADU), 4 (BIOAMRYWIAETH), 5 (DATGANIAD DULL) , 6 (GOLEUADAU), 7 (COED) AND 9 (CYNLLUN PLANNU) CANIATÂD CYNLLUNIO P/2023/0143

DISCHARGE OF CONDITIONS 3 (CONSTRUCTION TRAFFIC MANAGMENT PLAN), 4 (BIODIVERSITY), 5 (BAT METHOD STATEMENT), 6 (LIGHTING), 7 (TREES) AND 9 (PLANTING SCHEME) OF PLANNING PERMISSION P/2023/0143

DECISION

I refer to the planning permission P/2023/0143 and to the details required under Condition no. 3, 4, 5, 6 and 9.

APPROVAL OF DETAILS

I am able to advise that the detail provided in respect of the following conditions are acceptable and may be treated as formally approved by the Local Planning Authority:

Condition 3 (construction Traffic Management Plan)
- Construction traffic management plan. Received by the Local Planning Authority on 05.09.2024.

Condition 5 (Bat Method Statement)
- Bat Report Revision 01 (August 2024), prepared by Turnstone Ecology. Received by the Local Planning Authority on 05.09.2024.
- Bat Conservation Plan, Revision 00. August 2024. Prepared by Turnstone ecology. Received by the Local Planning Authority on 05.09.2024.

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Condition 6 (lighting)
- 2205-MA(20)0002. Prepared by Ke-design. Received by the Local Planning Authority on 05.09.2024.

For the avoidance of doubt the developer is advised that the development must be completed in accordance with the approved details to fully meet the requirements of the Condition/s

REFUSAL OF DETAILS

The details provided in respect of the following conditions cannot be formally discharged by the Local Planning Authority:

Condition 4 (Biodiversity)
- Net Biodiversity Benefit Plan Rev01 (September 2024). Received by the Local Planning Authority on 05.09.2024.

Reason for refusal:
There are anomalies within the Net Biodiversity Benefit Plan regarding replacement tree planting. No planting scheme has been submitted for assessment. Therefore the proposal fails to accord with policy NE3 of the Wrexham Local Development Plan.

Condition 7 (Scheme for the planting of trees)
- 2205-MA(20)0002. Prepared by Ke-design. Received by the Local Planning Authority on 05.09.2024.

Reason for refusal:
No replacement/ compensatory planting or landscaping plan has been proposed for the loss of the Oak tree at the site. Furthermore, the details provided regarding the protection and work specifications for retained trees is inadequate. The proposal therefore fails to accord with policy NE3 of the Wrexham Local Development Plan.

Condition 9 (implementation of planting scheme in connection with condition no 8)

Reason for refusal:
This condition provides informative relevance for the duration of the development and needs to be retained in perpetuity.

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Agent Mr Sam Soden
7 , Henry Close,
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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