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 TRANS CONTINENTAL AC UK LIMITED

Agent BROOKE EVANS CBRE LTD CBRE LTD 10TH FLOOR ONE ST PETERS SQUARE MANCHESTER M2 3DE

Reference P/2024/0006

Date Received 20/12/2023

Decision Date 16/10/2024

Town and Country Planning Act, 1990

Location of Application

TRANS CONTINENTAL FACTORY, ASH ROAD NORTH, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9UF

Description of Application

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

National Policies and Technical Advice Notes (TAN):

Future Wales Policy 1 - Where Wales will grow
TAN 12 : Design
TAN 5 : Nature Conservation and Planning

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
NE3 - Trees, Woodlands and Hedgerows
NE6 - Waste Water Treatment and River Water Quality
SP2 - Location of Development
T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	02/10/2024	Planning permission issued

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Date Received 20/12/2023

Decision Date 16/10/2024

Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. The development hereby permitted shall not commence until details of the Sustainable Drainage System (SuDS) and its ongoing maintenance have been submitted to and approved in writing by the local planning authority. The approved SuDS shall be implemented prior to first use and thereafter maintained in accordance with the approved details.

2. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.

3. The development shall be carried out in strict accordance with the findings and recommendations contained within Ecological Impact Assessment: report ref: 15581_RO5b_DP_BP_CW. The mitigation and enhancement measures hereby approved shall be fully implemented within 6 months of commencement of development.

4 The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): [LOC01, EC 21561 – 101 Rev. D, Plant layout 2022, Planning Design and Access Statement, Biodiversity Air Quality Screening Assessment dated July 2024, Green Infrastructure Statement, and Technical Transport Statement.

5 No external illumination within the site shall take place before a lighting scheme has been submitted to and agreed in writing by the Local Planning Authority. The lighting scheme shall be installed and operated in accordance with the approved details. No other lighting shall be used on any external part of the development.

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6. Within three months of commencement of the development hereby permitted, a scheme of landscaping shall be submitted for the written approval of the Local Planning Authority.

7. Landscaping shall be undertaking in accordance with the scheme submitted and approved in connection with condition 5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting (November to March) and seeding seasons following the first use of the development (April to September). Any trees, hedgerows or plants which, within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

8. Notwithstanding the submitted detail, and prior to the commencement of development, a scheme of tree planting for mitigation and enhancement of canopy cover and biodiversity which complies with PPW12 and the stated replacement ratio of 3:1 shall be submitted to and approved in writing by the Local Planning Authority. Within any planting scheme, the nine species selected are to be diverse in both species type, mature stature/form and potential age-range. Such details as may be approved shall be fully implemented.

9. No development shall commence, including any works of demolition, until a Construction Traffic Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved statement shall be adhered to throughout the construction period.

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Reference P/2024/0006

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10. Nothing shall be planted, allowed to grow or erected to a height greater than 1 metre in height above the level of the nearside edge of the adjoining carriageway as indicated on submitted Forward Visibility Assessment Plan (Drg. No. 27518-HYD-XX-XX-DR-TP- 0006 Rev P02). The required 43m forward visibility splay shall be provided prior to first use of the development and shall thereafter be retained clear of any such obstruction.

Reason(s)

1 To ensure that adequate and sustainable drainage infrastructure is in place before development proceeds, helping to mitigate flood risk and environmental impacts in accordance with Policies DM1 and SP18 of the Local Development Plan

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

3 In order to protect wildlife interests in accordance with Policies DM1 and SP14, NE1 and NE2 of the Wrexham Local Development Plan.

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

5 In order to protect wildlife interests in accordance with Policies DM1 and SP14, NE1 and NE2 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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6 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.

7 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.

8 To ensure landscape features are properly considered and protected in accordance with Policies DM1, SP12 and SP14 of the Wrexham Local Development Plan.

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

10 To ensure adequate visibility is maintained in the interest of highway safety and in accordance with policy DM1 of the Local Development Plan

Note(s) to applicant

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.

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.

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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Agent BROOKE EVANS
CBRE LTD
CBRE LTD 10TH FLOOR ONE ST PETERS SQUARE
MANCHESTER M2 3DE

Reference P/2024/0006

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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

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