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 David Wilkinson

Reference P/2024/1157

Agent Mr Steven Grimster
5 Portal Business Park, Eaton Lane, Tarporley, CW6 9DL

Date Received 25/06/2024

Agent Mr Steven Grimster
C/O Agent, 5 Portal Business Park, Eaton Lane, Tarporley, England, CW69DL

Date Received 25/06/2024

Decision Date 13/02/2025

TOWN AND COUNTRY PLANNING ACT, 1990

Location of Application

RUABON BUSINESS PARK SITE, WREXHAM, LL14 6TE

Description of Application

RHYDDHAU AMOD 7 (DEUNYDDIAU), 22 (TIRLUNIO), 26 (FFYRDD MEWNOL), 28 (CYFLEUSTERAU PARCIO A THROI) A 31 (HALOGIAD) CANIATÂD CYNLLUNIO P/2018/0053
DISCHARGE OF CONDITIONS 7 (MATERIALS), 22 (LANDSCAPING), 26 (INTERNAL ROADS), 28 (PARKING AND TURNING FACILITIES) AND 31 (CONTAMINATION) OF PLANNING PERMISSION P/2018/0053

DECISION

The following details are approved in relation to Phase 1 Housing:
Condition 7

- External Materials samples

Condition 22

- Landscaping plan ref: M3246-PA-03-V1
- Phase 1 public open space plan ref: M3246-PA-07-P1
- Landscape elements manual
- Phase 1 site wide layout ref: M3246-PA-02-V1
- Typical amenity areas / swales ref: M3246-PA-06-V1

Conditions 26 and 28

- Highway Visibility sheets 1 -3
- Kerbing layout sheets 1-3
- Pavement composition sheets 1-3
- Highway contours sheets 1-4

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- Section 38 Agreement sheets 1-3 and plan
- Refuse vehicle swept path plan
- Proposed lighting and installation ref: 23020-D-01-C
- Highways road markings ref: T/21/2385 65-22 P4

Condition 31

- Phase 1 Contamination Assessment
- Phase 2 Geoenvironmental Assessment
- Contamination report
- Remediation Strategy (GSL3227R01)

The applicant is advised of the following:
Should unexpected ground conditions be encountered then the developer should have an appropriately qualified third party, such as their chosen environmental consultant, re-evaluate the gas risk assessment to determine if further gas monitoring would be required and / or if the upgrading to gas protection measures is warranted. The Council should be informed with the updated risk assessment and proposed gas protection measures, if deemed necessary, being submitted to the Council for written approval.

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