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 Daniel Griffin

Reference P/2024/1193

Decision Date 25/02/2025

TOWN AND COUNTRY PLANNING ACT, 1990

Location of Application

LAND OPPOSITE ST PETERS CLOSE, LLAY NEW ROAD, NEW RHOSROBIN, RHOSROBIN

Description of Application

RHYDDHAU AMOD 3 (SAMPLAU), 4 (TIRLUNIO), 8 (DATGANIAD O DDULLIAU ADEILADU), 9 A 10 (ARCHEOLEG), 11 (HALOGIAD), 13 (DATGANIAD O DDULLIAU COEDYDDIAETH), 15 (GOLEUADAU), 16 (ECOLEG), 17 A 18 (DRAENIO), 19 (GCN), 20 (ECOLEG) A 21 (SYLFEINI) CANIATÂD CYNLLUNIO P/2021/1057

DISCHARGE OF CONDITIONS 3 (SAMPLES), 4 (LANDSCAPING), 8 (CONSTRUCTION METHOD STATEMENT), 9 AND 10 (ARCHAEOLOGY), 11 (CONTAMINATION), 13 (ARBORICULTURAL METHOD STATEMENT), 15 (LIGHTING), 16 (ECOLOGY), 17 AND 18 (DRAINAGE), 19 (GCN), 20 (ECOLOGY) AND 21 (FOUNDATIONS) OF PLANNING PERMISSION P/2021/1057

SPLIT DECISION

The following details are **APPROVED:**

Condition 3 – Sample Materials

- SG Estates External Finishes Schedule Llay New Road, Rhosrobin – Plots 51 to 92 – Revision A
- SG Estates External Finishes Schedule Llay New Road, Rhosrobin – Plots 1 to 50 – Revision A

Condition 4 – Landscaping

- Planting Plan 201 Revision B
- Planting Plan 202 Revision B
- Planting Plan 203 Revision B
- Planting Plan 204 Revision B
- Planting Plan 205 revision B

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Condition 8 – Construction Method Statement

- Construction & Environmental Management Plan For SG Estates at Land off Llay New Road, Rhosrobin, Dated June 2024
- Dust Management Scheme Llay New Road, Rhosrobin Client: SG Estates Ltd Reference: 5147-1r2 Date: 5th January 2022, by Redmore

Conditions - 9 and 10 Archaeology

- Written Scheme of Investigation (Strip, map and sample excavation) Version 1.0 Project code: DLW241 Produced for: SG Estates, by Tigergeo, Dated May 2024
- Field Evaluation (Strip, map and sample excavation – Archaeology) Version 1.0 Project code: DLW241 OASIS: tigergeo1-526089 Produced for: SG Estates, by Tigergeo, Dated June 2024
- Geophysical Survey Report (Magnetic Survey– Archaeology) Version 1.0 Project code: DLW211 Produced for: SG Estates, by Tigergeo, Dated 29 October 2021

Condition 11 – Contamination

- St Peters Close, Rhosrobin Proposed Housing Geoenvironmental Report SG Estates, by Groundsolve, Job Number 2585, Issue December 2021
- St Peters Close, Rhosrobin Proposed Housing Geotechnical Report SG Estates, by Groundsolve, Job Number 2585, Issue October 2021

Condition 13 – AMS

- Arboricultural Method Statement Llay New Road, Rhosrobin Prepared for: SG ESTATES Our Ref: 24/AMS/WXM/282 Planning Ref: P/2024/1193, November 2024, By Tree Solutions
- Root Protection Area Drawing 01, Revision A
- Root Protection Area Drawing 02, Revision G
- Root Protection Area Drawing 03, Revision H

Condition 15 – Lighting

- Proposed Lighting and Installation Design Layout, 23830-D-01 Revision C

Conditions 16, 19 and 20 – Ecology

- BIOSECURITY ASSESSMENT AND RECOMMENDATIONS, SG Estates The Croft Old Wrexham Road Gresford Wrexham Ll12 8UA Job Ref: 1025-Rhosrobin-Biosecurity-V2, Tim Hodnett EDC, July 2023

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Applicant Mr Daniel Griffin

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- PLANNING APPLICATION ASSESSMENT, SG Estates Unit 1 Rhosddu Industrial Estate Old Rhosrobin Wrexham LL11 4YL JOB No. 1025, dated July 2023
- Document Title Rhosrobin Management & Monitoring Plan (GCN) Issue No V1 Prepared For SG Estates Limited Prepared By EDC Author Tobias Hodnett Date Previous Surveys June 2014 – Cheshire Ecology Ltd 13 July 2021 – EDC 17 July 2023 - EDC Date/s of Survey review 14 January 2025 Date of Issue 24 January 2025
- Biodiversity Mitigation Plan Detail, Drawing No. MIT-02, Rev Br, Dated Jan 22
- Extension Phase 1 Plan, Project Ref. 1025, Drawing Ref PH-01, Date Jul 21

Condition 17 – Sewer Location

- Drawing No. 21148/108/6 Revision M

Condition 21 - Foundations

- Preliminary Foundation Tables Drawing No. 21148/200-1 Rev C
- Preliminary Foundation Key Plan Drawing No. 21148/200 Rev C

The following details are **REFUSED:**

Condition 18 - Drainage

Reason
The River Dee where the WwTW discharges into presently has no headroom (i.e. capacity) to accommodate further unmitigated increases in phosphorus discharges. Consequently it is not possible to conclude that the proposed development would not have a significant effect on the SAC, the proposed development therefore would not accord with LDP policies NE1 and NE6.

David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wrecsam / Chief Officer Economy and Planning, Wrexham County Borough Council

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Decision Date 25/02/2025

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council