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 NEIL PEARSON	**Code Number**	GWE P/2022/0772
Agent	SAER ARCHITECTS GETHIN JONES 9 ASHDOWN HOUSE RIVERSIDE BUSINESS PARK BENARTH ROAD CONWY LL32 8UB	**Date Received** **Decision Date**	22/08/2022 14/10/2022

Town and Country Planning Act, 1990

Location of application

CRICKET GROUND, PARK WALL ROAD, BRADLEY, WREXHAM, LL11 4DA

Description of application

DYMCHWEL ARDAL NEWID BRESENNOL AC ADEILADU PAFILIWN CRICED NEWYDD / DEMOLITION OF EXISTING CHANGING AREA AND CONSTRUCTION OF NEW CRICKET PAVILLION

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

CLF1
CLF4
EC6
GDP1
PS1
PS2
T8

Revision	Date	Description of Decision
0	14/10/2022	Planning permission issued
1	27/01/2023	P/2022/0936 - NON-MATERIAL AMENDMENT TO PLANNING PERMISSION P/2022/0772 TO AMEND APPROVED PLANS
2	11/10/2023	P/2023/0401 – Approval of Condition 6
3	26/02/2025	P/2025/0063 – Approval of Condition 7 (Validation report)

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Particulars of decision that permission be GRANTED
Subject to the following:-

Condition(s)

1. The development hereby permitted shall be commenced before the expiry of 5 years from the date of this permission.

2. The development hereby permitted shall only be carried out in strict accordance with the details shown on the following approved documents and drawings:

- Application Form, dated 22 August 2022;
- Location Plan (ref: GCC-SAL-A1-00-DR-A-001 - Rev. P1), dated 01 April 2022;
- Proposed Site Plan (ref: GCC-SAL-A1-ZZ-DR-A-0003 - Rev. P5), dated 05 August 2022;
- Proposed Plan and Elevations (ref: GCC-SAL-A1-ZZ-DR-A-0004 - Rev. P8), dated 19 August 2022;
- Score Board Drawings (ref: GCC-SAL-A1-ZZ-DR-A-0006 - Rev. P1), dated 01 April 2022;
- Drainage Strategy General Arrangement (ref: GCC-ENA-XX-XX-DR-C-5010 - Rev. P1), dated June 2022;
"" Sd
- Eng Assist 'Drainage Strategy', dated June 2022;
- Metro Rod 'CCTV Inspection Report' (ref: 399040), dated 18 May 2022;
- Eng Assist 'Stage 1 - Phase 1 - Desk Study and Preliminary Geotechnical and Ground Contamination Risk Assessment' (ref: E1579.S1.P1.R1), dated May 2022;
- Arbtech 'Preliminary Ecological Appraisal and Preliminary Roost Assessment' (Issue 2), dated 05 August 2022.

S96 Non-material amendment Approved on: 27/01/2023
Reference Number: P/2022/0936
By: Wrexham County Borough Council
Deleted Drawing Refs: Proposed Site Plan (ref: GCC-SAL-A1-ZZ-DR-A-0003 - Rev. P5), dated 05 August 2022; Proposed Plan and Elevations (ref: GCC-SAL-A1-ZZ-DR-A-0004 - Rev. P8), dated 19 August 2022.

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Approved Amended Drawing Refs: Proposed Site Plan (ref: GCC-SAL-A1-ZZ-DR-A-003 – Rev. P7), dated 06 October 2022; Proposed Plan and Elevations (ref: GCC-SAL-A1-ZZ-DR-A-0004 – Rev.P10), dated 06 October 2022.

3. No surface water from any increase in the roof area of the building/or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

4. The development hereby approved shall at all times be undertaken in accordance with the mitigation measures stipulated within Section 4.0 'Conclusions, Impacts and Recommendations' of the Arbtech 'Preliminary Ecological Appraisal and Preliminary Roost Assessment' (Issue 2), dated 05 August 2022.

5. The development hereby approved shall only be used between the following hours:
Monday to Friday - 17:00hrs to 21:00hrs;
Saturday - 11:00hrs to 21:00hrs;
Sunday - 11:00hrs to 21:00hrs;
Bank (or public) Holidays - 11:00hrs to 21:00hrs.

6. No part of the development hereby approved shall commence until a scheme to deal with potential contamination at the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a phased investigation approach to identify the extent of contamination and any measures required to remediate the site, including post-development monitoring. Alternatively, gas protection measures should be installed in all new buildings. A methodology of these works (including specification details, design plans, installation, inspection and validation details) shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing on site. Thereafter, the development shall be undertaken in accordance with the approved details at all times.
Application: P/2023/0401 **Details Approved :**
Email from Gethin Jones, Gwersyllt Cricket Ground, Discharge of Condition, Dated 02 October 2023.
Including attachments: Email from Toni Record, Visqueen, providing contacts for installation of gas protection measures validation, Dated 02 October 2023, Email from Gethin Jones, Gwersyllt Cricket Ground, Discharge of Condition, Dated 21 September 2023. Including attachments, Visqueen Gas Barrier – Technical

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Datasheet – Overview, Published 19/07/2023, e-geo Solutions Ltd. Stage 1 – Phase1 – Desk Study and Preliminary Geotechnical and Ground Contamination Risk Assessment, Land at Gwersyllt Park Cricket Club, Gwersyllt, LL11 4DX. May 2022, C. Eccles – Brownfield Engineering Consultancy – Phase 2 Ground Investigation for Proposed Cricket Pavilion, at Gwersyllt Park Cricket Club, Gwersyllt LL11 4DA. 30 March 2023, Email from Gethin Jones, Gwersyllt Cricket Ground, Discharge of Condition, Dated 13 September 2023. Including attachments:
o Sear Architects, Drawing No. Gcc-SAL-A1-ZZ-DR-A-0500
o Sear Architects, Drawing No. Gcc-SAL-A1-ZZ-DR-A-0501
Approved By: Wrexham County Borough Council **Date Approved:** 11/10/2023

7. Each part of the site subject to the remediation under the scheme(s) approved as part of condition 6, shall not be occupied or brought into use 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.

Details Approved and Condition 7 Discharged on 26/02/2025 (P/2025/0063)

Reason(s)

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

2. To comply with Section 71ZA(2) of the Town and Country Planning Act 1990.

3. To prevent hydraulic overloading of the public sewerage system, to protect health and safety of existing residents and ensure no pollution of or detriment to the environment.

4. In the interests of protecting and enhancing the natural environment.
5. In the interests of the protecting the residential amenity of the neighbouring properties which sit adjacent to the site.

6. To ensure that the proposed development does not result in any adverse impacts arising from ground contamination from known nearby potential sources.

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7. To ensure that the proposed development does not result in any adverse impacts arising from ground contamination from known nearby potential sources.



David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio
Chief Officer Economy and Planning

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm