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 R Tomlinson

Agent MARK HOURIGAN
PLANNING 10TH
FLOOR CHANCERY
PLACE 50 BROWN
STREET
MANCHESTER M2
2JG

Reference P/2024/1167

Date Received 27/06/2024

Decision Date 13/03/2025

Town and Country Planning Act, 1990

Location of Application

LAND AT, ROSSETT ROAD, COMMONWOOD, HOLT, WREXHAM, LL12 0BN

Description of Application

CREU LLAWR CALED A LLWYBR ADDYSGOL / TRAC AMAETHYDDOL 2M O LED

CREATION OF HARDSTANDING AND 2M WIDE EDUCATIONAL TRAIL/AGRICULTURAL TRACK

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

National Policies and Technical Advice Notes (TAN):

TAN 11 : Noise
TAN 12 : Design
Tan 15 : Development, flooding and coastal erosion
TAN 16 : Sport, Recreation and Open Space
TAN 18 : Transport
TAN 5 : Nature Conservation and Planning
TAN 6 : Planning for Sustainable Rural Communities

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
EM4 - Employment Development Outside of Settlement Limits
NE3 - Trees, Woodlands and Hedgerows
SP8 - Economic Growth, Employment and Enterprise
SP11 - Transport and Accessibility
SP12 - Design Principles & Masterplanning Framework

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SP14 - Natural Environment
SP18 - Climate Change
SP19 - Green Infrastructure
SP2 - Location of Development
T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	13/03/2025	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
   - Location Plan, Drawing no: 1270-01 Revision ii, revised 8th August 2024;
   - Site Management Scheme dated 27.09.24;
   - Site Access Visibility and Car Park Area, Drawing no: P24092-001B Revision B, revised on 16th January 2025;
   - Green Infrastructure Statement by United Environmental Services Ltd dated 20th January 2025;
   - Preliminary Ecological Appraisal by United Environmental Services Ltd dated 20th January 2025;
   - Great Crested Newt Impact Assessment by United Environmental Services Ltd dated 13th January 2025
   - Highways Note ref: P24092/HN dated January 2025.

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2. The measures to deliver net benefit for biodiversity (NBB) outlined in Section 4 of the Green Infrastructure Statement ref: UES04733/03 and shown on drawing no: 1270-01 Revision ii (included as Appendix 2 of the Green Infrastructure Statement) shall be implemented in full within the first available planting season. The measures shall thereafter be maintained for the lifetime of the development and any dead or dying plants within the first five years shall be replaced.

3. The field side of the 2 metre wide wildflower strip as detailed in the approved Green Infrastructure Statement (UES reference UES04733/03 dated 20 January 2025) shall be protected by a temporary electric wire or a similar temporary barrier which shall only be removed temporarily for the annual mowing of the wildflower strip.

4. Within three months from the date of this approval, the vehicular access shall provide visibility splays of 2.4 metres x 160 metres to the north and 2.4 metres x 215 metres to the south measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

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5. Within 3 months of the determination of this application, a Great Crested Newt Management Plan must be submitted to and approved in writing by the Local Planning Authority. The Management Plan should build upon the principles outlined in the Great Crested Newt Impact Assessment and include, but not necessarily be limited to:
• Further details concerning management prescriptions
• Post construction monitoring plan
• Details regarding biosecurity measures.

The Management Plan shall be carried out in accordance with the approved details.

Reason(s)

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

2. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

3. In the interests of protecting the approved enhancements to green infrastructure, having regard to Policy SP19 of the Wrexham Local Development Plan.

4. To ensure that adequate visibility is provided at the proposed point of access to the highway in accordance with Policy DM1 of the Wrexham Local Development Plan.

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

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Note(s) to applicant

The site is at risk of flooding. NRW advise the incorporation of flood resistance/resilience measures into the development. Advice and guidance can be found on NRW's website: http://naturalresourceswales.gov.uk/

For any future works within the vicinity of a main river, the applicant should seek further guidance relating to the Environmental Permitting Regulations (2016). The Environmental Permitting Regulations (2016) require that a bespoke Flood Risk Activity Permit is obtained for any works or structures located in, under, over or within 8 metres of the bank top of the Daisy Lane Drain, a designated “main river”. Further advice and guidance is available NRW's our website at: http://www.naturalresources.wales/permits-and-permissions/flood-risk-activities/flood-risk-activity-permits-information/?lang=en

The application site is within Source Protection Zone (SPZ) 3. Pollution prevention measures should therefore be adhered to during any construction work: https://eur01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.netregs.org.uk%2Fmedia%2F1898%2Fguidance-for-pollution-prevention-1-2022-update.pdf&data=05%7C02%7CNorthPlanning%40cyfoethnaturiolcymru.gov.uk%7C63d3bfa540c3492db98b08dc9b88c59c%7C8865ef0facde487cbf175cb50375d757%7C0%7C0%7C638556258940495217%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdata=mwjhYyWiTWTnFYA8IosX53S3qeSdYlcr5QU1eCXqvUk%3D&reserved=0

The footbridge that has been constructed appears to cross an ordinary watercourse. Any works affecting an ordinary watercourse may require an Ordinary Watercourse Consent from the relevant Lead Local Flood Authority (LLFA).

Public Footpaths Allington 2 and Allington 30 cross the site. These footpaths should not be diverted or blocked up at any time and full access to the footpaths should be maintained.

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A Section 278 Agreement is required for the two passing places that have been created on Park Lane. Alternatively, if the applicant does not wish to apply for a Section 278 agreement, the passing places should be removed and the verges reinstated back to their previous condition.

In the interests of maintaining highway safety, and to avoid obstruction of the public highway (in contravention of the Highways Act), The Applicant is advised to coordinate with the highway authority at highwayroadworks@wrexham.gov.uk in advance of commencement of the development/works with respect to:
1. Skip, scaffolding, hoarding or A frame/signage (Permit required for these items, if on the public highway);
2. Use of a parking space for a set down/delivery area;
3. Record a dilapidation survey of the adjacent carriageway prior to commencement (to avoid being ask to repair damage by the Applicant whilst carrying out their works);
4. If any lane closure or obstruction of the highway is required for a crane or similar;
5. Protection against dust and debris blowing onto the public highway;
6. Construction traffic parking locally avoiding nuisance to others;
7. If the Applicant's scope of work includes new apparatus in the highway, such as new mains services then a Section 50 licence will be required. Insurances and demonstration of competency to carry out works in the public highway will be required;
8. Lowering of kerbs or minor pavement alterations require Section 184 agreement. Insurances and demonstration of competency to carry out works in the public highway will be required;
9. A section 278 agreement works agreement is required for more significant alterations to the existing highway;
10. Any temporary works affecting traffic lights, [pedestrian/cycle road crossings, or bus stops require pre-planning and permits;
11. For applications with a private driveway (either existing or proposed) connecting onto the public highway, the following conditions of approval apply:
• No surface water from the applicants site should be allowed to drain onto the public highway;
• The first 5m* minimum (for residential property) should be hard paved, avoiding gravel or loose chippings form spreading; • No gate should be built in a location

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where it would result in a car obstructing the highway whilst being unlocked, and it should not swing out and over a pavement or any other part of the highway.

*The hard paved length and set back if required is subject to the applicants proposed vehicular length.

The applicants should allow a minimum of 4 weeks' notice for any of the above standard requirements, and 6-8 weeks for lane closures & road closures (lead times may change without notice subject to workload and complexity). Any works involving Trunk roads should be coordinated separately and directly with the North & Mid Wales trunk Road Agency. For larger sites with a significant impact upon the highway, a Construction Traffic Management Plan will be required.



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