

RESPONSE TO PLANNING CONDITIONS

Application Ref: P/2019/0716

Commercial/ Industrial Development for B1 B2 & B8 Uses with
Associated External Works
for R&R Engineering

Land on Oak Road, Wrexham Industrial Estate, LL13 9RG



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Condition 1

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

Response

The works are planned to commence on site prior to 1st March 2025

Condition 2

The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) 19061:

P-01A Location Plan

P-03A Existing Block Plan

P10A Proposed floor Plans

P-20A Proposed elevations received 18/9/2019

P-02B Proposed Block Plan received 19/12/2019 and as contained within the application documentation.

Response

The works will be carried out in accordance with the approved plans and drawings

Condition 3

Prior to their use on the development details of all external facing materials shall be submitted to and approved in writing to the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.

Response

Please see DPA drawing P-20 submitted in support of the DOC application and list of materials below:

KEY TO EXTERNAL MATERIALS

Roof

Insulated RW composite cladding - Goosewing Grey

<https://www.kingspan.com/gb/en-gb/products/insulated-panel-systems/insulated-roof-panels/quadcore-trapezoidal-roof-panels-ks1000rw>

Walls

Insulated MR & RW composite cladding - Goosewing Grey, Antracite Grey & Merlin Grey

<https://www.kingspan.com/gb/en-gb/products/insulated-panel-systems/insulated-wall-panels/quadcore-architectural-wall-panels-ks600-1000>

<https://www.kingspan.com/gb/en-gb/products/insulated-panel-systems/insulated-wall-panels/quadcore-trapezoidal-wall-panel-ks1000-rw>

Blue engineering brickwork plinth

Windows/Doors

PPC aluminium - Merlin Grey

Fascias/Trims

PPC steel - Merlin Grey

Condition 4

The existing vehicular accesses as shown on approved plan no P-03A shall be permanently closed up prior to first use of any part of the development in accordance with a specification of works which has been submitted to and approved in writing by the Local Planning Authority/

Response

Please see drawings prepared by Barnsley Marshall submitted in support of the DOC application

Condition 5

The vehicular parking and turning areas and cycle shelter as shown on approved drawing No P-02B shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of motor vehicles at all times.

Response

The works will be carried out in accordance with the approved plans and drawings

Condition 6

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4m x 120m in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction above the level of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

Response

The works will be carried out in accordance with the approved plans and drawings and this condition

Condition 7

No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the Plan as is approved has been fully implemented.

Response

Please see Construction Traffic Management Plan prepared by DPA

Condition 8

A service and delivery management plan shall be submitted to and approved in writing by the Local Planning Authority within 1 month of the commencement of construction of the new access. The plan shall include details of measures to limit the number of vehicles and HGV's on site at any one time. The site shall be operated in accordance with the Plan as approved in writing by the Local Planning Authority.

Response

Combined as part of Construction Traffic Management Plan prepared by DPA for condition 7

Condition 9

No part of the development shall commence until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in strict accordance with the details as approved. Those details shall include:

- i. a timetable for its implementation and
- ii. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body of statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Response

Please see drawings prepared by Barnsley Marshall submitted in support of the DOC application

Condition 10

No part of the development shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with condition no 9. The sustainable drainage scheme shall be managed and maintained thereafter in strict accordance with the agreed management and maintenance plan.

Response

The works will be carried out in accordance with the sustainable drainage scheme and this condition

Condition 11

No development shall take place until a phased site investigation of the nature and extent of contamination has been carried out and submitted to and approved in writing by the Local Planning Authority. If any contamination is found during the site investigation, no part of the development shall commence until a scheme specifying the measures that will be taken to remediate the site to render it suitable for the development hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The site shall thereafter be remediated in accordance with approved scheme. If during the course of development any contamination is found that has not been identified in the site investigation, no further development shall take place on those parts of the site where that contamination has been found until an additional scheme of remediation has been submitted to and approved in writing by the local planning authority for those parts of the site. The relevant parts of the site shall thereafter be remediated in accordance with the additional scheme remediation.

Response

Please see SI prepared by Barnsley Marshall submitted in support of the DOC application

Condition 12

Each part of the site subject to the remediation under the scheme(s) approved as part of condition 11 shall not be occupied/used 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.

Response

The works will be carried out in accordance with the remediation scheme and this condition

Condition 13

The rating level of any noise generated by reason of this development shall not exceed the pre-existing background level by more than 5dB(A) at any time. The noise levels shall be determined at nearby noise sensitive premises, and measurements and assessment shall be made in accordance with BS4142:2014 Method of Rating Industrial Noise Affection Mixed Residential and Industrial areas.

Response

The works will be carried out in accordance with this condition

Condition 14

No development shall commence until a site wide species Conservation Plan has been submitted to and approved in writing by the Local Planning Authority. The Conservation Plan should include:

- The submission and implementation of an appropriate avoidance and mitigation scheme (including detail of measures outlined in part 6.3 of the ecological report)
- The submission and implementation of an on or off site-compensatory or offsetting scheme.
- If on site compensation is proposed, inclusion of a management plan that includes provisions concerning long term management, wardening and surveillance. This submission to include consideration of resources required to implement surveillance, management and wardening prescriptions. Long term surveillance of the amphibian population to be based on the online Wales GCN monitoring scheme <https://www.cofnod.org.uk/LinkInfo?ID=7>
- Details of measures designed to prevent the accidental capture/killing of GCN post construction. This is essentially the design and construction of an amphibian friendly surface water management system.
- Biosecurity Risk Assessment. The risk assessment shall include measures to control, remove or for the long-term management of invasive species both during construction and operation.

- Ecological Compliance Audit to evidence compliant implementation of all ecological avoidance, mitigation and compensation works, either proposed or subject to the provision of reserved matters conditions. The Audit shall identify Key Performance Indicators (KPI's) that are to be used for the purpose of assessing and evidence compliance. The Conservation Plan shall be carried out in accordance with the approved details.

Response

Condition discharged as part of DOC application P/2021/0292

Condition 15

Within three months of commencement of development, full details of a hard and soft landscaping scheme to include boundary treatment together with a timescale for implementation of works shall be submitted to and approved in writing by the Local Planning Authority.

Response

Please see DPA drawing P-20 submitted in support of the DOC application

Condition 16

The landscaping scheme submitted and approved in connection with condition no. 15 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme

Response

The works will be carried out in accordance with the landscaping scheme and this condition

Condition 17

No part of the development shall commence until a scheme detailing the means of control of frontage parking for the adjoining land to the south-east of the application site has been submitted to and approved in writing by the Local Planning Authority. The scheme as is approved shall be fully implemented prior to first use of the development and thereafter be permanently retained.

Response

Please see drawings prepared by Barnsley Marshall submitted in support of the DOC application