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 Chris James

Agent Mr Carl Hughes
The Foundry, 15 Yorke Street, Wrexham, United Kingdom, LL13 8LW

Reference P/2024/1480

Date Received 02/10/2024

Decision Date 02/04/2025

Town and Country Planning Act, 1990

Location of Application

NORTHFIELDS, BANGOR ON DEE, WREXHAM, LL13 0AB

Description of Application

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ERECTION OF AGRICULTURAL BUILDING

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

National Policies and Technical Advice Notes (TAN):

TAN 12 : Design
Tan 15 : Development, flooding and coastal erosion
TAN 24 : The Historic Environment
TAN 5 : Nature Conservation and Planning
TAN 6 : Planning for Sustainable Rural Communities

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
MW1 - Minerals Safeguarding
NE1 - International and National Nature Conservation Designations
NE3 - Trees, Woodlands and Hedgerows
NE5 - Special Landscape Areas
SP12 - Design Principles & Masterplanning Framework
SP14 - Natural Environment
SP15 - Historic and Cultural Environment
SP16 - Minerals Supply and Safeguarding
SP18 - Climate Change
SP19 - Green Infrastructure

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SP2 - Location of Development

Revision	Date	Description of Decision
0	02/04/2025	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
   - Drawing no: MB/PD/01;
   - Drawing no: MB/PD/02;
   - Drawing no: MB/PD/03 received on 13th February 2025;
   - Arboricultural Impact Assessment and Arboricultural Method Statement received on 30th January 2025;
   - Green Infrastructure Statement and Net Biodiversity Benefit document dated 28.01.25;
   - Flood Consequence Assessment dated March 2024 Rev P01.

3. The development hereby permitted shall not be first used until the measures to deliver net benefit for biodiversity (NBB) shown on Drawing no: MB/PD/03 received on 13th February 2025 and outlined in the Green Infrastructure Statement and Net Biodiversity Benefit document dated 28.01.25 have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

4. The development shall take place in accordance with the precautions/mitigation measures outlined in the Arboricultural Impact Assessment and Arboricultural Method Statement received on 30th January 2025.

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5. The development shall be carried out in accordance with the recommendations outlined in the Flood Consequence Assessment dated March 2025 Rev P01.

Reason(s)

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

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

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

4. To preserve the health, safety and amenity value of trees and hedgerows in accordance with Policies DM1, SP14 and NE3 of the Wrexham Local Development Plan.

5. In the interests of flood safety, having regard to policies DM1 and SP18 of the Wrexham Local Development Plan.

Note(s) to applicant

Following the commencement of Schedule 3 of the Flood and Water Management Act, the works as proposed are required to obtain approval from the SuDS Approving Body (SAB) prior to commencement of those construction works. Further details of the SAB, the new national standards, the pre-application advice service and the application for approval process can be found on the Wrexham CBC's SAB webpage: https://www.wrexham.gov.uk/english/planning_portal/sab/sab.htm or by contacting the SAB Team directly at SAB@wrexham.gov.uk

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All works in relation to the implementation of this permission, including deliveries to and /or leaving the site, should be undertaken only between the hours of 07.30 to 18.00 Monday to Friday, 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60 Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

The applicant is further advised that any complaints received relating to noise of any type from the development may also be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints. This is done under the Statutory Nuisance provisions provided within the Environmental Protection Act 1990, and legal action may be taken where appropriate.

The applicant must adhere to the times given above wherever possible. If, however, there are urgent or unavoidable circumstances requiring work outside of the specified times, permission to proceed may be sought by contacting Environmental Health & Housing Standards at healthandhousing@wrexham.gov.uk or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.

Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:
- Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;
- Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of the notice can result in prosecution;
- Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

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

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To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.

The Applicant is advised that under the dust from construction and / or demolition activities can be judged to be causing a statutory nuisance to neighbouring properties. A legal notice can be served requiring that any dust nuisance is abated, and failure to comply with the requirements of the notice can result in prosecution. The applicant should contact the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.

The site lies within Flood Zone C2. Consideration should be given to the incorporation of flood resistance/resilience measures into the design and construction of the development. Further advice can be found here:

- Natural Resources Wales
- Prepare for flooding: Protect yourself from future flooding - GOV.UK
- Preparing for floods: interim guidance for improving the flood resistance of domestic and small business properties

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