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 Stephen Williams

Reference P/2024/1241

Agent Mr Steven Hearn
Concept Town
Planning LTD Concept
House 7 Scottland
Street Ellesmere SY12
0DG

Date Received 02/05/2024

Decision Date 09/04/2025

Town and Country Planning Act, 1990

Location of Application

LAND EAST OF, MOLD ROAD, CEFN Y BEDD, WREXHAM, LL12 9YG

Description of Application

NEWID DEFNYDD O DIR I STORIO CERBYDAU YN YR AWYR AGORED A DEFNYDDIO'R TIR FEL CYFLEUSTER HYFFORDDI / CHANGE OF USE OF LAND TO OUTDOOR STORAGE OF VEHICLES AND USE OF LAND AS A TRAINING FACILITY

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 18 : Transport
TAN 23 : Economic Development
TAN 24 : The Historic Environment
TAN 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
EM4 - Employment Development Outside of Settlement Limits
MW1 - Minerals Safeguarding
NE1 - International and National Nature Conservation Designations
NE2 - Local Designations for Nature Conservation and Geological Importance
NE3 - Trees, Woodlands and Hedgerows
NE6 - Waste Water Treatment and River Water Quality
SP8 - Economic Growth, Employment and Enterprise

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SP11 - Transport and Accessibility
SP12 - Design Principles & Masterplanning Framework
SP14 - Natural Environment
SP15 - Historic and Cultural Environment
SP16 - Minerals Supply and Safeguarding
SP19 - Green Infrastructure
SP2 - Location of Development
T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	09/04/2025	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):
   - Site Location Plan, Drawing no: CP485/01A;
   - Proposed Site Layout Plan (Vehicle entering the site), Drawing no: CP485/02E;
   - Proposed Site Layout Plan (Vehicle exiting the site, Drawing no: CP485/03;
   - Ecological Assessment re: L BJ23-022.3 dated 17 December 2024;
   - Covering letter ref: CP485 dated 13th March 2025.

2. No land drainage run-off or surface water shall be permitted to discharge or connect to the public sewerage system, either directly or indirectly, and foul and surface water shall be drained separately from the site.

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3. No external illumination within the site shall take place before a lighting scheme has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall ensure that peripheral areas of vegetation remain dark. The lighting scheme shall be installed and operated in accordance with the approved details. No other lighting shall be used on any external part of the development.

4. The net benefit for biodiversity (NBB) shown on Drawing no: CP485/03 shall be planted between November 2025 and April 2026 as outlined on pages 4 and 5 of the Ecological Assessment (ref: L BJ23-022.3) and shall be implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

5. Within three months from the date of this permission, a tree protection plan shall be submitted to the Local Planning Authority for their approval. The proposed tree protection measures shall thereafter be carried out in accordance within the approved details and in full within three months from the date of the approval of the plan, and shall be retained in perpetuity.

6. Within three months from the date of this permission, a long-term management and monitoring plan shall be submitted to the Local Planning Authority for their approval. The plan shall include measures to ensure protection of the aquatic environment. The approved plan shall thereafter be adhered to in perpetuity.

7. This permission shall not be for the benefit of the land but shall operate for the benefit of Streetwise Training and immediately on the discontinuance of their use of that land, the use shall cease and be permanently abandoned. The land shall be restored to its previous condition not later than one month after that date.

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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Agent Mr Steven Hearn
Concept Town Planning LTD Concept House 7 Scottland Street Ellesmere SY12 0DG

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Reason(s)

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

2 To protect the integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment in accordance with Policy DM1 of the Wrexham Local Development Plan.

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

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

5 In the interests of securing and protecting Net Biodiversity Benefit at the site in perpetuity, having regard to Section 6.4 of Planning Policy Wales 12.

6 In the interests of securing and protecting Net Biodiversity Benefit at the site in perpetuity, having regard to Section 6.4 of Planning Policy Wales 12.

7 In order to allow the Local Planning Authority the opportunity to assess the visual and highway safety impacts of any subsequent use of the site, having regard to Policies DM1, SP15 and T1 of the Wrexham Local Development Plan.

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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Note(s) to applicant

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.

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.

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.



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