

In pursuance of its powers under the Acts and 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

Applicant	MR GARRY SMITH	Code Number	ISY P/2022/0966
Agent	SIRIUS PLANNING MR DAVID BAKER 4245 PARK APPROACH THORPE PARK LEEDS LS15 8GB	Date Received	08/11/2022
		Decision Date	22/12/2022

Town and Country Planning Act, 1990

Location of application

WREXHAM RECYCLING PLANT, BRYN LANE, WREXHAM INDUSTRIAL ESTATE, WREXHAM. LL13 9RF

Description of application

CYNHWYSYDD TY PWMPIO A THANC STORIO DWR TAN / PUMPHOUSE CONTAINER AND FIRE WATER STORAGE TANK

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

E1	Employment allocations
GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment

Revision	Date	Description of Decision
0	22/12/2022	Planning permission issued

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 five years from the date of this permission.

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2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered and labelled as follows and as contained within the application documentation:
 - Site Location Plan WR7891/01/01 Rev 0, Dated 3/11/2022
 - Planning Application Boundary WR7891/02/02 Rev 0, Dated 3/11/2022
 - Proposed Site Layout - Block Plan WR7891/02/04 Rev 0, Dated 4/11/2022
 - General Arrangement WR7891/02/05 Rev 0, Dated 4/11/2022
 - Pumphouse Details WR7891/02/06 Rev 0, Dated 3/11/2022
 - Water Tank Details WR7891/02/07 Rev 0, Dated 3/11/2022
 - Bollard Details WR7891/02/08 Rev 0, Dated 3/11/2022
 - Letter from Sirius Planning ref: WR7981/Bryn Lane FWT, Dated 4 November 2022
3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.
4. 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.

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 ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
4. To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

Note(s) to applicant

The accuracy of the detailed plans and drawings forming part of the application documents hereby approved shall remain the responsibility of the applicant/developer.

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The proposed development site is crossed by a public sewer with the approximate positions being marked on the attached Statutory Public Sewer Record. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times. No part of any building will be permitted within 3 metres either side of the centreline of the 100mm, 150mm, or 225mm public sewers. No part of any building will be permitted within 7.5 metres either side of the centreline of the 375mm public sewer.

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



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