

Applicant MR SEAN MCBRIDE

Reference P/2024/0239

Decision Date 01/07/2024

Town and Country Planning Act, 1990

Location of Application

LAND TO THE NORTH AND SOUTH OF LANE FARM, ROSSETT ROAD,
TREVALYN, ROSSETT, WREXHAM, LL12 0DS

Description of Application

ADEILADU SWYDDFA WERTHU DROS DRO, POLYN BANER, MAES PARCIO
GYDA THIRLUNIO A GOLEUADAU CYSYLLTIOL
ERECTION OF TEMPORARY SALES OFFICE, FLAGPOLE, CAR PARKING WITH
ASOCIATED LANDSCAPING AND LIGHTING

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

National Policies and Technical Advice Notes (TAN):

Future Wales Policy 1 - Where Wales will grow

TAN 12 : Design

Tan 15 : Development, flooding and coastal erosion

TAN 18 : Transport

TAN 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

DM1- Development Management Considerations

H1 - Housing Allocations

NE1 - International and National Nature Conservation Designations

NE6 - Waste Water Treatment and River Water Quality

SP12 - Design Principles & Masterplanning Framework

SP14 - Natural Environment

SP18 - Climate Change

SP19 - Green Infrastructure

SP2 - Location of Development

T1 - Managing Transport Impacts

Revision	Date	Description of Decision
----------	------	-------------------------

Applicant MR SEAN MCBRIDE

Reference P/2024/0239

Decision Date 01/07/2024

0	01/07/2024	Planning permission issued
---	------------	----------------------------

Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. The use of the sales office and car park hereby permitted shall cease before the expiration of 2 years from the date of this permission. All buildings, areas of hard standing and associated development shall be completely removed from the site not later than one month after that date.
2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
ROSSRD-LP-TSS.01 REV B - Site Location Plan
R1-0017 SALES-01 REV F - Proposed Site Layout
Cabin Signage Summary Version 2
Applicant Cover Letter [Dated: 21/03/2024]
Green Infrastructure Statement [Received: 10/06/2024]
Email from Applicant [Received: 07/05/2024]
PANAMA Professional Solar Bollard Light User Manual

Reason(s)

- 1 To ensure that local amenities are safeguarded and to comply with Policy DM1 of the adopted Wrexham Local Development Plan.
- 2 To comply with Section 91(3) of the Town and Country Planning Act, 1990.

Note(s) to applicant

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

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 SEAN MCBRIDE

Reference P/2024/0239

Decision Date 01/07/2024

You are advised that the planning permission hereby granted does not authorise any building over, diversion, connection or other interference with any sewer, public or private, which crosses the site. You are advised to contact Welsh Water in this regard, prior to undertaking any groundwork in connection with the development. Should you be required to depart from the details hereby approved, you should contact the Council's planning department to seek further advice with regard to the submission of amended plans and / or a new planning application.

Some public sewers and lateral drains may not be recorded on Dwr Cymru Welsh Water's maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist Dwr Cymru Welsh Water, the applicant is advised to contact the Operations Contact Centre at Dwr Cymru on 0800 085 3968 to establish the location and status of the sewer. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

The development is adjacent to a public right of way and the applicant should ensure that the footway is not interfered with. Further guidance can be obtained by contacting the Council's Rights of Way Officer on 01978 792761.

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

A handwritten signature in black ink, appearing to be 'DF', written over a horizontal line.

David Fitzsimon

***Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wrecsam
Chief Officer Economy and Planning, Wrexham County Borough Council***

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 SEAN MCBRIDE

Reference P/2024/0239

Decision Date 01/07/2024

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

[Planning and building control | Wrexham County Borough Council](#)