

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	HAFREN DYFRDWY	Code Number	SES P/2023/0898
Agent	FISHER GERMAN MR JABU PHIRI THE ESTATES OFFICE NORMAN COURT ASHBY DE LA ZOUCH LE65 2UZ	Date Received	20/12/2023
		Decision Date	13/05/2024

Town and Country Planning Act, 1990

Location of application

SESSWICK RAW WATER INTAKE WORKS, WHITCHURCH ROAD,
BANGOR ON DEE, WREXHAM, LL13 0TN

Description of application

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

DM1	Development Management Considerations
NE1	International and National Nature Conservation Designations
NE2	Local Designations for Nature Conservation and Geological Importance
NE3	Trees, Woodlands and Hedgerows
SP11	Transport and Accessibility
SP14	Natural Environment

Revision	Date	Description of Decision
0	13/05/2024	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 H7W00611-CST-XX-ZZ-DR-C-0004, 7W00611-CST-XX-ZZ-DR-C-0007 and 7W00611-CST-XX-ZZ-DR-C-0008, and as contained within the application documentation.
3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.
4. The development shall only be carried out in strict accordance with the details contained within the Sesswick Eel Scheme STW Pollution Prevention Plan, submitted and approved as part of this application, and all refuelling shall take place at least 20m away from the watercourse and all fuel bowzers shall be bunded. Any and all incidents relating to pollution of any kind shall be reported to Dwr Cymru Welsh Water Smarthub as soon as it is safe to do so on tele no. 0303 313 0103.
5. The NBB measures shown on the GREEN INFRASTRUCTURE STATEMENT & NET BIODIVERSITY BENEFIT FORM Dated 01/05/2024, submitted and approved as part of this application, shall be fully implemented within 6 months of first beneficial use of the development and shall be retained thereafter for the lifetime of the development.

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 Policy DM1 of the Wrexham Local Development Plan.
4. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
5. To ensure the development delivers net benefit to biodiversity in accordance with Policy 9 of Future Wales and Paragraph 6.4.5 of Planning Policy Wales (Edition 12).

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Note(s) to applicant

Detailed advice including Flood Prevention Measures has been issued by Natural Resources Wales (NRW) which is available on the Council's planning applications website.

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