

REPORT OF THE CHIEF OFFICER ECONOMY AND PLANNING – 8 April 2024

APPLICATION NO:
P/2022/0092

LOCATION:
PROSERVE ASH ROAD NORTH
WREXHAM INDUSTRIAL ESTATE
WREXHAM
LL13 9JT

DATE RECEIVED:
26/01/2022

COMMUNITY:
Abenbury

CASE OFFICER:
SJG

WARD:
Holt

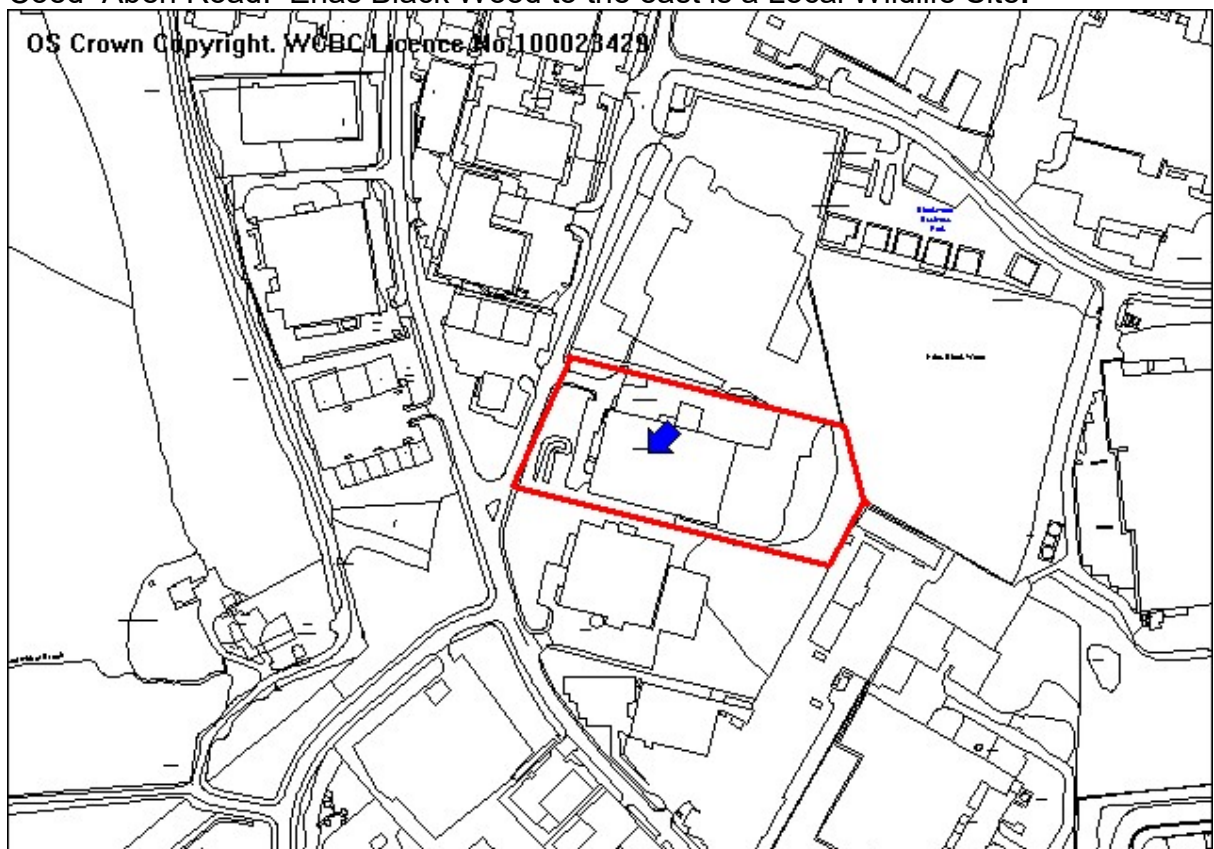
DESCRIPTION:
ESTYNIAD I UNED DDIWYDIANNOL /
EXTENSION TO INDUSTRIAL UNIT

AGENT NAME:
D2 ARCHITECTS
ROBERT ADAM LLOYD

APPLICANT(S) NAME:
MR JOHN GREEN
PROSERVE

THE SITE

The site is on the east side of Ash Road North, just north of the junction with Coed Aben Road. Erlas Black Wood to the east is a Local Wildlife Site.



PROPOSAL

The application proposes a rear extension of 1962m² to the existing logistics building.

HISTORY

P/2017/0150 Extension to warehouse, canopy and parking area. Granted 4/4/2017

P/2017/0943 Discharge of conditions 5, 6 and 11. Granted 8/12/2017

P/2023/0471 Discharge of condition 9 and 10. Granted 1/12/2023

DEVELOPMENT PLAN

With a designated Employment Area (Wrexham Industrial Estate). Policies SP2, SP8, SP9, SP11, SP12, SP13, SP14, SP19, NE1, NE3, NE6, DM1 and T1 are applicable.

Local Planning Guidance Notes Nos. 16 Parking, 17 Trees, 26 Landscape and Industrial Developments, 29 Employment Development and Nature Conservation and 32 Biodiversity are also relevant.

CONSULTATIONS

Community Council

Raises no objections

Local member

Notified 7/2/2022. No comments received.

Highway Officer

Raises no objection. Comments that the proposal makes no changes to the site access and is not expected to generate significant extra vehicle movements.

Public Protection Officer

No comments to make.

Contaminated Land Officer

No comments to make.

Ecology Officer

Advises that the submitted details are acceptable. Recommends a condition to require the measures recommended by NRW.

Tree Officer

Raises no objection. Advises that the proposed ecological mitigation area should be appropriately protected from any unnecessary damage or disturbance during construction.

Natural Resources Wales

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Raises no objections subject to a condition being imposed to secure a Great Crested Newts Conservation Plan.

Considers the proposed development is unlikely to increase the amount of phosphorous entering the River Dee and Bala Lake catchment so is not likely to have a significant effect on the SAC.

Welsh Water

Recommends a condition be imposed to require that no surface water be allowed to drain to the public sewer.

Press Notice

Expired 2/3/2022

Site Notice

Expired 2/3/2022

Neighbours

Notified 8/2/2022. No comments received

SPECIAL CONSIDERATIONS

Principle of the development: The site lies within an Employment Area as defined within the LDP. Policy EM1: Protection of Existing Employment Land states that the County Borough's existing employment areas as shown on the Proposals Map will be protected for B Use Class employment generating uses. As such, the principle of the development is acceptable in this location.

Design: The proposed extension matches the appearance of the existing building and is consistent with the appearance of other industrial and warehouse buildings in the locality. The proposed development therefore accords with policy DM1.

Highway Safety: The proposed development would provide additional warehouse space. However it is not expected to result in any additional staff being employed so would not generate a significant increase in vehicular traffic. No changes to the existing access are proposed and the internal layout can accommodate the loading/unloading and turning of HGVs. Parking provision would accord with the maximum standards set out in LPGN16.

A pedestrian footway would be provided on the northern side of the access together with dropped kerb crossing points on both sides of the access. This would improve pedestrian access to the site.

Having regard to the above, the proposed development would not give rise to highway safety concerns. As such it accords with policy DM1.

Ecology: The application is accompanied by a Preliminary Ecology Appraisal and Preliminary Roost Assessment. These demonstrate that the site has low potential for the presence of Great Crested Newts (GCN) or bat species.

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NRW and the Council's Ecology Officer raise no objection to the implementation of a GCN Conservation Plan, which could be secured by a suitably worded condition. Net benefit to biodiversity would also need to be secured by a suitably worded condition.

Subject to the conditions referred to above, the proposed development would minimise the impact on protected species and their habitats and would accord with policies SP14 and NE1 and Planning Policy Wales 12.

Phosphorous: As noted above, the development is not expected to result in any additional staff being employing. It is therefore unlikely to increase the amount of phosphorus entering the River Dee and Bala Lake catchment.

Having regard to the above, the proposed development is unlikely to have a significant effect on the River Dee and Bala Lake SAC. In such terms it accords with LDP policies NE1 and NE6.

CONCLUSION

The proposed development would be of an appropriate design and would not give rise to highway safety or ecology concerns. In such terms it accords with the relevant LDP policies.

RECOMMENDATION: That permission be GRANTED

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 approved drawing(s) numbered:
BR01X Location Plan and existing site plan
BR03X Proposed floor plan
BR04X proposed elevations and site layout
and as contained within the application documentation:
Application forms
Design and Access Statement
Construction Traffic Management Plan
Preliminary Bat Roost Assessment Arbtech 8/12/2023
Preliminary Ecological Appraisal Arbtech 14/12/2021
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 development shall commence until a Great Crested Newt Conservation Plan has been submitted to and approved in writing by the Local Planning Authority. The Conservation Plan shall include, but not necessarily be limited to:
 - Build upon the principles outlined in Preliminary Ecological Appraisal Site on Ash Road North, Wrexham Industrial Estate, North Wales LL13 9JT. Arbtech. 08/12/2031

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- Submission of great crested newt/amphibian avoidance and mitigation measures. The details to include identified Reasonable Avoidance Measures (RAMS) such as barrier fencing; and measures to be carried that ensure working areas are clear of newts prior to the commencement of construction and related works.
- Submission of details concerning retained and any compensatory areas including management plan that considers initial aftercare and long-term maintenance. This scheme should also consider other protected species e.g. bats.
- Details of timing, phasing and duration of construction activities and conservation measures.
- Timetable for implementation demonstrating that works are aligned with the proposed phasing of the development.
- Ecological Compliance Audit, including key performance indicators.
- Persons responsible for implementing the works.
- Details of measures to prevent or reduce incidental capture or killing.
- Biosecurity Risk Assessment to include appropriate measures to control any Invasive Non-Native Species (INNS) (e.g., Chytrid) on site; and measures or actions that aim to prevent INNS being introduced to the site for the duration of construction and operational phases of the scheme.

The development shall be carried out in accordance with the approved details.

5. No development shall commence until a detailed plan to provide net benefit for biodiversity (NBB) has been submitted to and approved in writing by the Local Planning Authority. The measures shall be fully implemented as approved prior to the first beneficial use of the development and shall be retained thereafter for the lifetime of the development.

6. 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.

7. The vehicular parking area as shown on approved drawing number BR04X shall be fully laid out, surfaced and drained prior to first use of the development. This parking area shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking of motor vehicles at all times.

8. The proposed footway and pedestrian crossing points shown on drawing no. BR04X shall be laid out, surfaced and drainage prior to the first use of the development hereby permitted and shall thereafter be permanently retained.

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 DM1, SP12 and SP14 of the Wrexham Local Development Plan.
4. In order to protect wildlife interests in accordance with Policies DM1 and SP14, NE1 and NE2 of the Wrexham Local Development Plan.

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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).
6. 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.
7. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety in accordance with Policies DM1 and T1 of the Wrexham Local Development Plan.
8. In the interests of pedestrian safety in accordance with Policy DM1 of the Wrexham Local Development Plan.

NOTE(S) TO APPLICANT

Your attention is drawn to Highway Supplementary Notes - 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

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

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

Warning: An European protected species (EPS) Licence is required for this development.

This planning permission does not provide consent to undertake works that require an EPS licence.

It is an offence to deliberately capture, kill or disturb EPS or to recklessly damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine.

To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at <https://naturalresources.wales/conservation-biodiversity-and-wildlife/european-protected-species/?lang=en>

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.

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Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority
