

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	SIMON ROSELLI	Code Number	ERB P/2023/0483
Agent	RAISE ARCHITECTS ANDY FORSTER 3 HIGH CHEAP STREET SHERBOURNE DT9 3JD	Date Received	17/07/2023
		Decision Date	10/10/2023

Town and Country Planning Act, 1990

Location of application

ERBISTOCK MILL, ERBISTOCK, WREXHAM, LL13 0DW

Description of application

GWAITH ARFAETHEDIG - FFENESTRI DORMER, AIL-FFENESTRU, AIL-GLADIO AC ADEILADU LLWYBR AR LAN YR AFON / PROPOSED DORMER WINDOWS, RE-FENESTRATION, RE-CLADDING AND ERECTION OF RIVERSIDE WALKWAY

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

Revision	Date	Description of Decision
0	10/10/2023	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.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 539 - PL - 05A and Further Bat Dusk Survey 8th July 2023, and as contained within the application documentation.

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3. No development, including site clearance, shall commence until a site-wide habitat and species Conservation Plan has been submitted to and approved in writing by the Local Planning Authority. The Conservation Plan should include:
 - Details of protective measures to ensure no disturbance or harm of otters during the construction phase
 - Details of timing, phasing and duration of construction activities and conservation measures
 - Details of a biosecurity strategy, specifically Japanese knotweed and Himalayan Balsam
 - Details of any external lighting, and how it has been considered to prevent any lighting of the river corridor
 - Details of suitable pollution prevention and waste management measures to be undertaken during the construction works
 - Ecological Compliance Audit, including key performance indicators
 - Persons responsible for implementing the works
 The Conservation Plan shall be carried out in accordance with the approved details.
4. No development shall commence until a detailed Net Biodiversity Benefit Plan has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented prior to the first use of the development hereby approved and shall be retained thereafter for the lifetime of the development.
5. Prior to their use on the development samples of all external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.
6. The mitigation and enhancement measures set-out within the 'Recommendations' section of the approved Further Bat Dusk Survey report [Dated: 08/07/2023; By: Kingdom Ecology] shall be fully implemented prior to the first use of the development hereby approved 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 that an approved habitat Conservation Plan is implemented, which protects habitat affected by the development.

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4. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 11.
5. 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.
6. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.

Note(s) to applicant

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>

NRW:

Flood Risk Activity Permit:

The applicant should be aware that any works either directly in, under, over or within 8 metres of a main river will require a Flood Risk Activity Permit (FRAP) in line with Environmental Permitting Regulations (2016). As the main river Dee runs adjacent to the site, we suggest that the applicant contact us to discuss any proposals and whether a FRAP will be required. For queries regarding FRAP's the applicant should contact us at:
developmentandfloodrisk.northmid@cyfoethnaturiolcymru.gov.uk
Environmental Management:

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The applicants must minimise discolouration to the watercourse from the construction works. Silty water should be treated, either through the use of settlement lagoons, or tanks, or discharged across a grassed area. For work in river channels the use of coffer dams is recommended, to keep river water out of the working area. River crossings must be kept free from mud or dust deposits. Oil and chemical storage must be kept away from the watercourse, on an impervious base, within a bund, and secured. Absorbents or a suitable spill kit must be kept on site for use in the event of an emergency. NRW should be notified immediately of such an occurrence. The mixing, use and washing of machinery and shuttering of wet concrete and cement must be carefully controlled to minimise the risk of any material entering the watercourse. The applicant is advised to follow the guidance within Guidance for Pollution Prevention 5 ""Works and maintenance in or near water"": <http://www.netregs.org.uk/media/1415/gpp-5-works-and-maintenance-in-or-near-water.pdf>

Any waste excavation material, demolition or building waste generated in the course of the development must be disposed of satisfactorily in accordance with duty of care requirements under section 34 of the Environmental Protection Act 1990. The waste shall be transported using registered waste carriers to suitably permitted or exempt sites. Transfer notes shall be kept for each load for a minimum of 2 years.



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

