

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 NICK AMYES

Reference P/2023/0834

Agent MR JAMES BARKER
TACP ARCHITECTS
LTD
Pembroke House
Ellice Way
Wrexham Technology
Park
Wrexham
LL13 7YT

Date Received 22/11/2023

Decision Date 26/06/2024

Town and Country Planning Act, 1990

Section 73

Location of Application

BRYMBO FOSSIL FOREST AREA, NEW HIGH STREET, BRYMBO, WREXHAM,
LL11 5AX

Description of Application

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P/2019/0529 I YMESTYN Y CYFNOD CYN CAEL GWARED AR YR ADEILAD
VARIATION OF CONDITION NO. 1 IMPOSED UNDER PLANNING PERMISSION
P/2019/0529 TO EXTEND THE PERIOD BEFORE THE BUILDING SHALL BE
REMOVED

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

Wrexham Local Development 2013 – 2028:

DM1- Development Management Considerations
NE1 - International and National Nature Conservation Designations
NE2 - Local Designations for Nature Conservation and Geological Importance
SP14 - Natural Environment
SP15 - Historic and Cultural Environment

Revision	Date	Description of Decision
0	26/06/2024	Planning permission issued

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Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. The use as permitted shall cease and be abandoned before 30/06/2029. The building together with all plant, equipment machinery and/or materials forming part of or connected with the development shall be removed 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 plans approved as part of planning permission P/2019/0529.
3. The external surfaces of the building(s) shall be constructed of the materials specified on the plans approved as part of planning permission ref: P/2019/0529.
4. 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.
5. The development shall be carried out in strict accordance with the Reasonable Avoidance Measures (RAMs) approved as part of planning permission ref: P/2019/0529.
6. Measures and proposals to prevent the introduction of Invasive Non Native Species (INNS) during the construction phase, and to control INNS as are currently present on site, shall be fully implemented in strict accordance with the details approved as part of planning permission ref: P/2019/0529.

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7. The drainage scheme shall be implemented in strict accordance with the details and timescale approved as part of planning permission ref: P/2019/0529 and maintained thereafter.

Reason(s)

- 1 Having regard to its design and materials of construction, planning permission would not normally be granted in respect of temporary buildings in this location. Permission has been granted in this instance solely to allow the applicant adequate time to seek permanent, satisfactory accommodation.
- 2 To comply with Section 91(3) 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 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.
- 5 In order to protect wildlife interests in accordance with Policies DM1 and SP14, NE1 and NE2 of the Wrexham Local Development Plan.
- 6 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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- 7 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.

A handwritten signature in black ink, appearing to be 'DF', written over a light blue circular stamp.

David Fitzsimon

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

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

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