

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 ADAM JONES EDEN CONSTRUCTION (NW) LTD	Code Number	GWE P/2023/0779
Agent	MR ALUN JONES 44 ST MARY'S DRIVE NORTHOP HALL MOLD FLINTSHIRE CH7 6JF	Date Received	17/10/2023
		Decision Date	07/05/2024

Town and Country Planning Act, 1990

Location of application

RHONES JOINERY, MOLD ROAD, GWERSYLLT, WREXHAM, LL11 4AQ

Description of application

ESTYNIAD I UNED DDIWYDIANNOL YSGAFN BRESENNOL / EXTENSION TO EXISTING LIGHT INDUSTRIAL UNIT

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
NE6	Waste Water Treatment and River Water Quality
SP12	Design Principles & Masterplanning Framework
SP2	Location of Development

Revision	Date	Description of Decision
0	07/05/2024	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.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 01,02 and as contained within the application documentation.

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3. The development shall be carried out in strict accordance with the findings and recommendations contained within the Ecology Assessment as carried out by Marches Ecology and dated 20th February 2024 approved as part of this application. The mitigation and compensation measures hereby approved shall be fully implemented prior to first use of the development.
4. 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.
5. The rating level of any noise generated by reason of this development shall not exceed the pre-existing background level at any time. The noise levels shall be determined at nearby noise sensitive premises, and measurements and assessment shall be made in accordance with BS4142:2014 Methods for Rating and Assessing Industrial and Commercial Sound.
6. No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.
7. The premises hereby approved shall not be used for any purpose other than a purpose within Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended for Wales) (or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that Order with or without amendment).

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 protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies DM1 and SP14 of the Wrexham Local Development Plan.

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4. 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).
5. To protect the amenities of the occupiers of nearby properties in accordance with Policy DM1 of the Wrexham Local Development Plan.
6. To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment in accordance with Policy DM1 of the Wrexham Local Development Plan
7. In the interests of protecting neighbouring residential amenity in accordance with the requirements of Policy DM1 of the Wrexham Local Development Plan.

Note(s) to applicant

Lighting has the potential for classification as a statutory nuisance under the Environment Protection Act 1990. If lighting is found to be causing a nuisance than an Abatement Notice may be served, and the applicant is advised to consider this when designing the installation of any lighting.

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



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

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