

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 CHRISTIEN JONES	Reference	P/2023/0246
Agent	C4 PROJECTS MR STEVEN SHAW C4 PROJECTS 340 FIRECREST COURT CENTRE PARK WARRINGTON WA1 1RG	Date Received	11/04/2023
		Decision Date	27/08/2024

Town and Country Planning Act, 1990

Section 73

Location of Application

VILLAGE BAKERY LTD, COED ABEN ROAD, WREXHAM INDUSTRIAL ESTATE,
WREXHAM, LL13 9UH

Description of Application

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CYNLLUNIAU GWEDDLUN
VARIATION OF CONDITION 2 OF PLANNING PERMISSION P/2021/1189 TO
AMEND ELEVATION PLANS

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

National Policies and Technical Advice Notes (TAN):

Future Wales Policy 1 - Where Wales will grow

Future Wales Policy 20 - National Growth Area - Wrexham and Deeside

TAN 11 : Noise

TAN 18 : Transport

TAN 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

DM1- Development Management Considerations

EM1- Protection of Existing Employment Land

NE1 - International and National Nature Conservation Designations

SP18 - Climate Change

SP2 - Location of Development

Applicant MR CHRISTIEN
JONES

Reference P/2023/0246

Agent C4 PROJECTS MR
STEVEN SHAW
C4 PROJECTS 340
FIRECREST COURT
CENTRE PARK
WARRINGTON WA1
1RG

Date Received 11/04/2023

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T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	27/08/2024	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

- The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
- The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
21077-C4P-AV-XX-DR-A-0101 Revision P2 Site Location Plan
21077-C4P-AV-XX-DR-A-0501 Revision P6 Site Plan as Proposed
21077-C4P-AV-XX-DR-A-0502 Revision P5 Hard/Soft Landscaping & Boundary Treatments
21077-C4P-V4-00-DR-A-2001 Revision P1 GA First Floor Plan as Proposed
21077-C4P-V4-01-DR-A-2002 Revision P1 GA Plan as Proposed
21077-C4P-V4-RL-DR-A-2003 Revision P1 GA Plan as Proposed
21077-C4P-V4-XX-DR-A-2101 Revision C02 Elevations as Proposed (A&B)
21077-C4P-V4-XX-DR-A-2101 Revision C02 Elevations as Proposed (C&D)
- The development shall be carried out in strict accordance with the approved scheme of Reasonable Avoidance Measures (RAMs) for Great Crested Newts ref "Great Crested Newt Mitigation Plan Issue 4 [By: Arbtech; Dated: 12/02/2023]"

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4. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 120 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
5. The vehicular parking and turning areas as shown on approved drawing(s) No(s). 21077-C4P-AV-XX-DR-A-0501 Revision P6 shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of motor vehicles at all times.
6. Net biodiversity benefit shall be provided in accordance with the approved Details: Ecological Mitigation, Enhancement and Management, Plan produced by arbtech prior to the first use of the development, and the measures shall thereafter be retained for the lifetime of the development.
7. 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 (or any Guidance revoking or re-enacting that Guidance with or without modification).

Reason(s)

- 1 To comply with Section 91(3) of the Town and Country Planning Act, 1990.

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- 2 To comply with Section 91(3) of the Town and Country Planning Act, 1990.
- 3 In order to protect wildlife interests, which are afforded special protection in accordance with Policies DM1 and NE2 of the Wrexham Local Development Plan.
- 4 To ensure that adequate visibility is provided at the proposed point of access to the highway in accordance with Policy DM1 of the Wrexham Local Development Plan.
- 5 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 the Wrexham Local Development Plan
- 6 To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12
- 7 To protect the amenities of the occupiers of nearby properties in accordance with Policy DM1 of the Wrexham Local Development Plan.

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](#)