

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

|                  |                                                                                                                      |                      |                 |
|------------------|----------------------------------------------------------------------------------------------------------------------|----------------------|-----------------|
| <b>Applicant</b> | MR AARON EDWARDS                                                                                                     | <b>Code No</b>       | BRO P/2023/0782 |
| <b>Agent</b>     | BLUEPRINT LTD<br>DAFYDD EDWARDS<br>OFFICE 3K4<br>REDWITHER TOWER<br>WREXHAM INDUSTRIAL ESTATE<br>WREXHAM<br>LL13 9XT | <b>Date Received</b> | 10/10/2023      |
|                  |                                                                                                                      | <b>Decision Date</b> | 22/05/2024      |

**Town and Country Planning Act, 1990**  
**Section 73**

**Location of application**

SALEM CHAPEL, PISGAH HILL, PENTRE BROUGHTON, WREXHAM,  
LL11 6DB

**Description of application**

TYNNU AMODAU 10, 11 AC 12, AC AMRYWIAD 1, 2, 3, 4, 5, 9 AC 17 O  
CANIATAD CYNLLUNIO P/2019/0154 I YMESTYN TERFYN AMSER AR  
GYFER CYCHWYN DATBLYGIAD, DIWYGIO CYNLLUNIAU CYMERADWY,  
ECOLEG, DIWYGIO DEUNYDDIAU / REMOVAL OF CONDITIONS 10, 11,  
12 AND VARIATION OF CONDITIONS 1, 2, 3, 4, 5, 9 AND 17 OF  
PLANNING PERMISSION P/2019/0154 TO EXTEND TIME LIMIT FOR  
COMMENCEMENT OF DEVELOPMENT, AMEND APPROVED PLANS,  
ECOLOGY AND AMEND MATERIALS

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               |
| SP14 | Natural Environment                                         |
| SP2  | Location of Development                                     |
| T1   | Managing Transport Impacts                                  |

| Revision | Date       | Description of Decision    |
|----------|------------|----------------------------|
| 0        | 22/05/2024 | Planning permission issued |

**Particulars of decision that permission be GRANTED**  
**Subject to the following:-**

|                  |                                                                                                                         |                      |                   |
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### Condition(s)

1. The development hereby permitted shall be commenced before the expiry of two 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 E083/002 Rev D and E083/003 Rev A, and as contained within the application documentation.
3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.
4. Prior to their installation on the building, drawings to scale 1:5 and 1:20 fully detailing all new or replacement windows and doors shall be submitted to, and approved in writing by, the Local Planning Authority. The details shall fully describe the proposed materials, decorative/protective finishes, method of opening and glazing type and include cross sections for glazing bars, sills and heads etc. The works shall only be carried out in strict accordance with such details as are approved.
5. Notwithstanding the details shown on the approved site plan ref: E083/003 Rev A, the driveway, parking and turning area shall be formed / surfaced using a resin bound material only, a sample of which shall be submitted to and approved in writing by the Local Planning Authority prior to use on site.
6. The vehicular parking areas as shown on approved drawing ref: E083/003 Rev A, 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 of motor vehicles at all times.
7. Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.
8. No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

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9. There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.
10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification), no further development shall take place under Classes A, B, C, D and E of Schedule 2 Part 1 other than the development hereby granted permission.
11. The development shall be carried out in strict accordance with the findings and recommendations contained within the Ecology Assessment Reference: Wake, K., March 2024, Salem Chapel, Pentre Broughton: Mitigation Strategy, Reference EE.3669.22.KW Version 3, by Enfys Ecology, approved as part of this application. The mitigation and compensation measures hereby approved shall be fully implemented prior to first use of the development.
12. The proposed net benefit for biodiversity (NBB) measures shown on approved plan ref: E083/002 Rev D (Bat Porch and Bird Box) shall be fully implemented prior to the first beneficial use of the development and shall be retained thereafter for the lifetime of the development.
13. A compliance audit shall be carried out by a qualified ecologist, independently of the appointed principle ecologist, in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. A copy of the completed audit report should be submitted to and approved in writing by the Local Planning Authority prior to occupation of the development.
14. Prior to first use of the development, an external bat friendly lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented in accordance with the approved details prior to first use / occupation of the development and the site shall not be illuminated by any additional lighting.
15. All roof lights hereby approved shall be 'conservation type' only fitted flush with the adjoining roof surface.

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16. All re-bedding and re-pointing works shall be carried out using a lime based mortar only. The Council's conservation officer shall be given 5 days' notice in writing of a meeting on site to approve the mix and finish. Works shall only be carried out in strict accordance with such details as are approved.
17. No part of the development shall be occupied until the foul water drainage scheme shown on approved plan reference no. 8053/SK02 has been fully implemented. Foul water shall not be drained by any other means.
18. The attenuated surface water flows from the proposed development shall only communicate with the public sewerage network at a rate of 0.68 litres/second.

### **Reason(s)**

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990 and in recognition of the deteriorating condition of the building
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 Policy DM1 of the Wrexham Local Development Plan.
4. To ensure the works reflect the character and appearance of the building in accordance with Policy DM1 of the Wrexham Local Development Plan.
5. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policy DM1 of the Wrexham Local Development Plan.
6. 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.
7. In the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan.
8. In the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan.

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9. In the interest of the free and safe movement of traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access in accordance with Policy DM1 of the Wrexham Local Development Plan.
10. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policy DM1 of the Wrexham Local Development Plan.
11. 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.
12. 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).
13. 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.
14. 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.
15. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policy DM1 of the Wrexham Local Development Plan.
16. To ensure the works reflect the character and appearance of the building in accordance with Policy DM1 of the Wrexham Local Development Plan.
17. To ensure satisfactory drainage of the site and to avoid flooding in accordance with Policy DM1 of the Wrexham Local Development Plan.
18. To protect the integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system in accordance with Policy DM1 of the Wrexham Local Development Plan.

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### Note(s) to applicant

All works relating to this development which are audible beyond the site boundary should be carried out only between 7.30 and 18.00 hrs Monday to Friday, and 08.00 to 14.00 hrs on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60, Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

The applicant should adhere to the times given above wherever possible. For further information and advice regarding construction noise please contact the Council's Housing and Public Protection Department on 01978 315300.

Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:

- Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;
- Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of the notice can result in prosecution;
- Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Environment and Planning Department on 01978 315300 for further advice and information.

The Applicant is advised that under the Environmental Protection Act 1990, dust from construction and/or demolition activities can be judged to be causing a statutory nuisance to neighbouring properties.

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A legal notice can be served requiring that any dust nuisance is abated and failure to comply with the requirements of the notice can result in prosecution. The applicant should contact the Council's Housing and Public Protection Department on 01978 315300 for further advice and information.

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](https://www.wrexham.gov.uk/english/planning_portal/sab/sab.htm) or by contacting the SAB Team directly at [SAB@wrexham.gov.uk](mailto:SAB@wrexham.gov.uk)



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](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)