

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 PAUL CLIFTON	Code Number	WRA P/2022/1082
Agent	BLUEPRINT LTD DAFYDD EDWARDS OFFICE 3K4 REDWITHER TOWER WREXHAM INDUSTRIAL ESTATE WREXHAM LL13 9XT	Date Received	20/12/2022
		Decision Date	13/02/2024

Town and Country Planning Act, 1990

Location of application

120, RHOSNESNI LANE, WREXHAM, LL12 7NE

Description of application

RHANNU UNED I GREU UNEDAU BUSNES YCHWANEGOL (OL WEITHREDOL) / SUB-DIVISION OF UNIT TO CREATE ADDITIONAL BUSINESS UNITS (IN RETROSPECT)

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
SP14	Natural Environment
SP2	Location of Development
T1	Managing Transport Impacts

Revision	Date	Description of Decision
0	13/02/2024	Planning permission issued
1	26/06/2024	P/2024/0306 – Conditions 2 and 12 Discharged

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

Condition(s)

1. The development shall only be carried out in strict accordance with the details shown on the approved drawing numbers CI46/002 Rev D and CI46/003, and as contained within the application documentation.

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2. The use hereby permitted shall permanently cease within 28 days of a failure to meet any one of the requirements set out in i) to iv) below:
 - i) Within 12 weeks of the date of this decision, an external Lighting scheme shall have been submitted for the written approval of the Local Planning Authority.
 - ii) If within 20 weeks of the date of this decision the Local Planning Authority refuse to approve the details or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made, by the Welsh Ministers;
 - iii) If an appeal is made in pursuance of ii) above, that appeal shall have been finally determined and the submitted details shall have been approved by the Welsh Ministers;
 - iv) The Lighting Scheme shall be fully implemented within one month of the date of approval in writing by the Local Planning Authority or, in the event of ii) and iii) above, by the Welsh Ministers, and operated in accordance with the approved details. No other external lighting shall be placed on any part of the site.

Condition 2 Discharged (P/2024/0306) – 26/06/2024

3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.
4. No use of the development shall be made before 0830 hours or after 1730 Monday to Saturday. No part of the development shall be used on a Sunday or Bank Holiday.
5. The use hereby permitted shall permanently cease unless the vehicular parking area is laid out using white lining material in accordance with the details shown on drawing no. CI46/002 Rev D within 12 weeks of the date of this decision. The parking area shall thereafter be retained, kept free of any obstruction and made available solely for the parking of motor vehicles at all times.
6. There shall be no gates or other means of enclosure across the vehicular access point to the highway boundary.
7. 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.

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8. 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.
9. The outside of the building shall not be illuminated outside of the opening hours referred to in condition 5.
10. No storage shall take place in the open on any part of the site.
11. The use hereby permitted shall permanently cease unless visibility splays of 2.4 metres x 43 metres in both directions measured to the nearside edge of the adjoining highway are provided within 12 weeks of this decision. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining highway. Following the provision of the visibility splays, they shall thereafter be permanently retained clear of any obstruction to visibility in excess of 1 metre in height above the level of the adjoining highway.
12. The use hereby permitted shall permanently cease within 28 days of a failure to meet any one of the requirements set out in i) to iv) below:
 - i) Within 12 weeks of the date of this decision, a Service Delivery Management Plan (SDMP) to include the details of the frequency of deliveries, type/size of vehicle to be use, the management of car parking to facilitate delivery vehicles, shall have been submitted for the written approval of the Local Planning Authority.
 - ii) If within 20 weeks of the date of this decision the Local Planning Authority refuse to approve the details or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made, by the Welsh Ministers;
 - iii) If an appeal is made in pursuance of ii) above, that appeal shall have been finally determined and the submitted details shall have been approved by the Welsh Minsters;

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iv) The SDMP shall be fully implemented within one month of the date of approval in writing by the Local Planning Authority or, in the event of ii) and iii) above, by the Welsh Ministers, and operated in accordance with the approved details for the life of the development.

Condition 12 Discharged (P/2024/0306) – 26/06/2024

13. The use hereby permitted shall permanently cease unless the HGV restriction signage as shown on approved plan ref: CI46/002 Rev D have been erected on site within 12 weeks of this decision. Following the implementation, the signage shall thereafter be permanently retained.
14. The use hereby permitted shall permanently cease unless the access takes the form of a widened dropped vehicular crossing within 12 weeks of this decision.

Reason(s)

1. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
2. To ensure a satisfactory standard of appearance of the development in the interests of the visual and residential amenities of the area in accordance with Policy DM1 of the Wrexham Local Development Plan.
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 that the premises is not used at a time which would be likely to cause nuisance or disturbance to nearby residents 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 and T1 of the Wrexham Local Development Plan.
6. 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.

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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.
8. To protect the amenities of the occupiers of nearby properties in accordance with Policy DM1 of the Wrexham Local Development Plan.
9. To ensure a satisfactory standard of appearance of the development in the interests of the visual and residential amenities of the area 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 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.
12. In the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan.
13. To ensure the formation of a safe and satisfactory access in accordance with Policy DM1 of the Wrexham Local Development Plan.
14. In the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan..

Note(s) to applicant

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 or by contacting the SAB Team directly at SAB@wrexham.gov.uk

Detailed advice has been issued by Natural Resources Wales (NRW) which is available on the Council's planning applications website.

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A written agreement must be obtained (as required by section 278 of the Highways Act 1980) from the Highway Authority in order to make any changes to the adopted highway in connection with condition no. 16. Further guidance can be obtained from the Highway Authority of Wrexham County Borough Council on telephone 01978 729670.



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