

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 MER CHARGING UK LTD

Reference P/2024/0267

Agent DPP PLANNING
DESG
11-13 PENHILL ROAD
CARDIFF
CF11 9PQ

Decision Date 21/11/2024

Town and Country Planning Act, 1990

Location of Application

NCP CAR PARK, ISLAND GREEN, WREXHAM, LL13 7LW

Description of Application

GWAITH I FLAEN Y SIOP / INSTALLATION OF ELECTRIC VEHICLE CHARGING HUB

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

National Policies and Technical Advice Notes (TAN):

Future Wales Policy 12 - Regional Connectivity

Future Wales Policy 9 - Resilient Ecological Networks and Green Infrastructure

TAN 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations

NE1 - International and National Nature Conservation Designations

NE6 - Waste Water Treatment and River Water Quality

SP2 - Location of Development

Revision	Date	Description of Decision
0	21/11/2024	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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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 following plan(s) and document(s):

E23-0155-P-011 - Revision D (Received on 20th November 2024)
E23-0155-TP-007
3. No works shall commence until full details of the additional trees to be planted as shown in drawing no. E23-0155-P-011 Revision D (received on 20th November 2024) and as referred to in the Green Infrastructure Statement R002 (dated November 2024) have been submitted to and approved by the Local Planning Authority. The details as approved shall be fully implemented before the first use of the site and thereafter retained for the lifetime of the development. In the event that these trees are removed, die or become diseased, they shall be replaced with an alternative to be agreed with the Local Planning Authority.
4. The development hereby permitted shall not be put into use until the measures to deliver net benefit for biodiversity (NBB) as shown in drawing no. E23-0155-P-011 Revision D (received on 20th November 2024) and as referred to in the Green Infrastructure Statement R002 (dated November 2024), the details of which being agreed through the discharge of condition 3 have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

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 To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.
- 4 To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

Note(s) to applicant

All works in relation to the implementation of this permission, including deliveries to and /or leaving the site, should be undertaken only between the hours of 07.30 to 18.00 Monday to Friday, 08.00 to 14.00 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 is further advised that any complaints received relating to noise of any type from the development may also be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints. This is done under the Statutory Nuisance provisions provided within the Environmental Protection Act 1990, and legal action may be taken where appropriate.

The applicant must adhere to the times given above wherever possible. If, however, there are urgent or unavoidable circumstances requiring work outside of the specified times, permission to proceed may be sought by contacting Environmental Health & Housing Standards at healthandhousing@wrexham.gov.uk or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.

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A handwritten signature in black ink, appearing to be 'DF', written over a horizontal line.

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](#)