

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 CHRIS JONES	Code Number	ABE P/2023/0671
Agent	MR STEVEN SHAW C4 PROJECTS 340 FIRECREST COURT CENTRE PARK WARRINGTON WA1 1RG	Date Received	18/09/2023
		Decision Date	26/04/2024

Town and Country Planning Act, 1990

Location of application

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

Description of application

AMRYWIO AMOD 2 CANIATÂD CYNLLUNIO P/2021/1189 I DIWYGIO 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 relevant policies in the Wrexham Local Development Plan which are as follows:-

DM1	Development Management Considerations
NE6	Waste Water Treatment and River Water Quality
SP12	Design Principles & Masterplanning Framework
SP2	Location of Development

Revision	Date	Description of Decision
0	26/04/2024	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.

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2. The development shall only be carried out in strict accordance with the details shown on the approved drawings:
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 CO3 Elevations as Proposed (A&B)
21077-C4P-V4-XX-DR-A-2101 Revision CO3 Elevations as Proposed (C&D)
3. 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]"
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.

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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 Method for rating and assessing industrial and commercial sound.

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. 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
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

**In pursuance of its powers under the Acts
an 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**