

WREXHAM COUNTY BOROUGH COUNCIL
PLANNING COMMITTEE MEETING OF 5 FEBRUARY 2024

REPORT OF THE CHIEF OFFICER ECONOMY AND PLANNING
ADDENDUM REPORT

This report summarises information received since the Agenda was compiled including, as appropriate, suggested amendments to recommendations in the light of that information. It also lists those people wishing to address the Committee.

Where the Council has received a request to address the Committee, the applications concerned will be considered first in the order indicated in the table below. The remaining applications will then be considered in the order shown on the original agenda unless indicated by the Chair.

ITEM 4 – DEVELOPMENT CONTROL APPLICATIONS

<i>Page Nos</i>	<i>Community</i>	<i>Planning Ref</i>	<i>Speaker Against</i>	<i>Speaker For</i>
<i>21-60</i>	<i>Glyntraian</i>	<i>P/2021/0077</i>		✓
<i>61-78</i>	<i>Chirk</i>	<i>P/2021/0249</i>		✓
<i>79-85</i>	<i>Isycoed</i>	<i>P/2023/0640</i>		✓
<i>87-93</i>	<i>Minera</i>	<i>P/2023/0840</i>	✓	✓

Pages 21-60 **Glyntraian** **P/2021/0077**

Cae Mor Farm Llwyn Mawr Pontfadog Llangollen

SPEAKER – FOR Lyndsey Fisher, Roger Parry & Partners LLP

Pages 61-78 **Chirk** **P/2021/0249**

Land at the rear of McDonalds Halton Chirk

SPEAKER – FOR Lyndsey Fisher, Roger Parry & Partners LLP

Pages 79-85 **Isycoed** **P/2023/0640**

Land off Bryn Lane Wrexham Industrial Estate Wrexham

SPEAKER – FOR Toby Hart, UES

Pages 87-93 **Minera** **P/2023/0840**

Bryn Heulwen Old Road Minera

SPEAKER – FOR Moria Lathan

SPEAKER – AGAINST Ann Cave

ADDENDUM

Pages

21-60

Code Number

P/2021/0077

Applicant's Submissions

The applicants have submitted the following to attempt to overcome the reason for refusal:

- A Manure Management Plan
- A further legal note.

Observations

The applicant's submissions will need further consideration. Because of their late submission it has not been possible to consult NRW and the Councils Ecology Officer or to obtain any further legal advice or on the latest Manure Management Plan and legal note.

Recommendation

That the application be deferred so that Officers can undertake consultation and seek further Counsel Opinion.

Pages

79 – 85

Code Number

P/2023/0640

Applicant's Submissions

Amended plans have been submitted proposing the creation of twenty new wildlife ponds within the application site; an increase of seven over the thirteen initially proposed.

Additional information in terms of planting details has also been submitted.

In addition, an amended Great Crested Newt & Pond Specification Report, and a Green Infrastructure Assessment has been submitted.

Consultation Responses

Arboricultural Officer

Raises no objections.

Ecology Officer

Raises no objections.

Observations

The proposed creation of seven additional wildlife ponds within the site over and above the original submission would not cause any adverse landscape visual impact in this location, and would not be out-of-keeping with the character of the surrounding area.

The Ecology Officer has raised no objections to the development based upon the information submitted, however at the time of writing, additional comments are still awaited from Natural Resources Wales.

Recommendation

That the Chief Officer Economy and Planning be given delegated authority to grant planning permission subject to Natural Resources Wales confirming no objection to the amended plans and additional information, and to finalise the form and content of appropriately worded conditions to secure the following:

- The development to be carried out in accordance with the submitted plans and GCN Method Statement;
 - The submission of further details of planting and the extent of earth/groundworks associated with the development;
 - The submission of a Construction Traffic Management Plan.
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