

**WREXHAM COUNTY BOROUGH COUNCIL
PLANNING COMMITTEE MEETING OF 7 November 2022**

REPORT OF THE CHIEF OFFICER ECONOMY AND PLANNING

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

Page Nos	Community	Planning Ref	Speaker Against	Speaker For
13-36	Sesswick	P/2021/0676		✓
37-49	Rossett	P/2021/0874	✓	✓
67-82	Chirk	P/2022/0615		✓
61-65	Llansaintffraid Glyn Ceiriog	P/2022/0621		✓
83-91	Gresford	P/2022/0660		✓
93-119	Rhosddu	P/2022/0725		✓

Pages 13-36 Sesswick P/201/0676

Land North East of Maelor Works Cross Lanes Wrexham

SPEAKER – FOR Simon Murrells – Novus Renewables Services Ltd

Pages 37-49 Rossett P/2021/0874

The Old Post Office Station Road Rossett

SPEAKER – FOR Sarinah Farooq - Cadnant Planning

SPEAKER – AGAINST Tony Murphy

Pages 67-82 Chirk P/2022/0615

Kronospan Ltd Holyhead Road Chirk

SPEAKER – FOR Chris Emery – Kronospan Ltd

Pages 61-65 Llansaintffraid Glyn Ceiriog P/2022/0621

Y Hen Franc New Road Glyn Ceiriog Llangollen

SPEAKER – FOR Lyndsey Fisher – Roger Parry and Partners LLP

Pages 61-65 Gresford P/2022/0660

Colliers Park Chester Road Gresford

SPEAKER – FOR Sara Green – Football Association of Wales

Pages 94-119 Rhosddu P/2022/0725

The Racecourse Mold Road Wrexham

SPEAKER – FOR Shaun Harvey – Wrexham AFC

ADDENDUM

Pages

13-36

Code Number

P/2021/0676

Applicant submission

Condition 03 refers to a 30 year operational period whereas the Planning Statement refers to a 40 year period, which is now an industry standard. Request the condition be amended.

Observations

The amendment to condition 04 is consistent with the application details. The additional time period does not impact upon the assessment of the application set out in the main report and does not give rise to any additional impacts.

Recommendation

Condition 03 is amended as follows:

The development hereby permitted shall be removed and the land restored within 40 years of the date of this permission or within 6 months of the cessation of the use of the development for the generation of electricity, whichever is the sooner. All plant, equipment machinery and/or materials forming part of or connected with that use shall be removed not later than one month after that date.

Pages

37-49

'Code Number'

P/2021/0874

Consultations

Community Council: No objections.

Representations

7 letters of support received during the re-consultation exercise, which concluded on 2 November 2022.

2 letters of objection received:

- The opening of another restaurant will impact on existing, struggling, similar local businesses, putting them in jeopardy.*
- This current application does not answer the initial objections raised and agreed by Highways and Environment. It is merely distracting from the requirements of the guidelines for café/restaurants and pubs with the need for adequate parking provision. The plans do NOT even have the required provision for the accommodation therefore 2 spaces needed on the road*

outside – if a space is available and not used by the five neighbouring businesses opposite and alongside the premises.

- *The planning department must have consistency and follow the guidelines published otherwise everyone would develop their property without consideration of the “rules”. As stated, the site is an eyesore, but the development could be to revert to a residential property or office space. There is no logic in comparing a residential road with a tourist town in order to state that the business would not depend on customers travelling to the café/restaurant. If that were true this would be the case for all the other restaurants in Rossett, however the evidence of full on-site car parks proves the requirement for an adequate parking provision in this instance and 25 car spaces. The argument therefore that the restaurant should only have 12 or 13 parking spaces (50% of usual requirement under guidelines) is not proven*

Observations

All comments / observations of support have already been reported in the main agenda. No further observations.

Concerns in relation to potential competition have been raised in relation to the addition of another restaurant / café in the area. Completion is not however a relevant planning consideration.

Recommendation

No change.

Pages

67-82

'Code Number'

P/2022/0615

Consultations

Highways: The proposed development is within the existing Kronospan Facility, which is on land adjacent to Holyhead Road (the B5070). The application proposes to internalise the existing site operations and will therefore not increase vehicle movements to, or from, the site. Additionally the development does not increase employee numbers and as such there will be no additional vehicular traffic associated with staff travelling to, or from, the site.

The Design and Access Statement sets out the design principles and concepts, and we perceive no appreciable change to the existing influence of the Kronospan site upon its surroundings and local infrastructure. We are satisfied that the development will not give rise to highway capacity or safety concerns.

Observations

No observations.

Recommendation

No change.

Pages

83-91

'Code Number'

P/2022/0660

Representations*Gresford Trust:**No objection to the lifting of the restrictions**Raise the question of traffic management and parking. This is already an ongoing problem in the area and will need some careful thought.**If managed properly the lifting of the restrictions could be of benefit to a number of local clubs if the facilities were to become more widely available.***Recommendation**

No change.

Pages

93-119

Code Number

P/2022/0725

Applicant Submission

Have suggested amendment to some of the planning conditions.

Consultations

Rhosddu Community Council: No objection

Representations

A petition has been submitted with 10722 signatures in support of the application.

1 representation objecting on the following grounds:

- *Should not be granted without a robust transport plan*
- *Anti-social parking is getting worse;*
- *Increasing ground capacity will cause more problems*
- *Signs and cones are moved or ignored;*
- *Pavements are blocked;*
- *Deliveries are not possible on match days;*
- *A residents parking scheme should be put in place and funded to by the club.*

Observations

The changes suggested by the applicants are accepted and set out below.

The matters raised by the objector are addressed in the main report.

Recommendation

The following conditions are amended as follows:

Condition 02

The development shall be carried out in strict accordance with the following:

WRX-AFL-ZZ-ZZ-DR-A-00100 Revision P4 Site Location Plan

WRX-AFL-ZZ-ZZ-DR-A-00101 Revision P8 Proposed Site Plan

WRX-AFL-Z4-ZZ-DR-A-00135 Revision P5 Proposed Roof Plan

WRX-AFL-ZZ-ZZ-DR-A-00200 Revision P4 Proposed Elevations

WRX-AFL-Z4-ZZ-DR-A-00135 Revision P5 Proposed Roof Plan

WRX-AFL-Z4-00-DR-A-20110 Revision P7 GA, Level 0, Plan, Concourse/Exhibition.

WRX-AFL-Z4-01-DR-A-20111 Revision P7 GA, Level 1, Plan, Office.

WRX-AFL-Z4-02-DR-A-20112 Revision P7 GA, Level 2, Plan, Hospitality

WRX-AFL-ZZ-ZZ-DR-A-00209 Revision P3 Relocated Facilities from Existing Stands to New Stand.

WRX-AFL-Z4-00-DR-A-20136 Revision P2 Proposed toilet and concessions building

WRX-AFL-Z4-ZZ-DR-A-20130 Revision P7 GA Section

WRX-AFL-Z4-ZZ-DR-A-20200 Revision P6 GA Elevations

Interim Travel Plan (Ramboll) dated July 2002

Condition 04

No part of the spaces referred to as Concourse/Exhibition on drawing no. WRX-AFL-Z4-00-DR-A-20110 Revision P7 and Hospitality Lounge on drawing no. WRX-AFL-Z4-02-DR-A-20112 Revision P7 shall be used at any time other than when football matches and other sporting events are held at The Racecourse.

Condition 05

No development shall commence until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:

- i. hours of working
- ii. the parking of vehicles of site operatives and visitors;
- iii. loading and unloading of plant and materials;
- iv. storage of plant and materials used in constructing the development;
- v. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- vi. measures to control the emission of dust and dirt during construction;
- vii. a scheme for recycling/disposing of waste resulting from construction works.

Condition 13

Within six months of commencement of development a scheme of public realm works, to include details of hard and soft landscaping and timetable(s) for implementation of the scheme shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be implemented in full in accordance with the approved timetable(s).

Condition 14

Within six months of commencement of development a scheme of net biodiversity benefit shall be submitted to and approved in writing by the Local Planning Authority, to include timetable(s) for implementation of the scheme and a scheme of long term management and maintenance. The approved scheme shall thereafter be implemented in full in accordance with the approved timetable(s). The measures for biodiversity gain shall thereafter be permanently retained and management and maintained in accordance with the approved scheme of long term management and maintenance.