

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	MS EMILY ARMSTRONG F1 REAL ESTATE MANAGEMENT LTD	Code Number	ISY P/2023/0640
Agent	MR RICHARD PURSER PLAN RED FLOOR 11 3 PICADILLY PLACE MANCHESTER M1 3BN	Date Received	17/08/2023
		Decision Date	27/02/2024

Town and Country Planning Act, 1990

Location of application

LAND OFF BRYN LANE, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9UT

Description of application

NEWID DEFNYDD O ARDAL AMAETHYDDOL I ARDAL ECOLEGOL A CHREU PYLLAU A LLEINIAU / CHANGE OF USE OF FROM AGRICULTURE TO ECOLOGICAL AREA AND CREATION OF PONDS AND DITCHES

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
FW	Future Wales: The National Plan 2040
NE1	International and National Nature Conservation Designations
NE3	Trees, Woodlands and Hedgerows
PPW	Planning Policy Wales (Edition 11)
SP11	Transport and Accessibility
SP12	Design Principles & Masterplanning Framework
SP13	Health and Wellbeing
SP14	Natural Environment
SP18	Climate Change
SP19	Green Infrastructure
SP2	Location of Development
T1	Managing Transport Impacts
TAN 18	Transport
TAN 5	Nature Conservation and Planning

Revision	Date	Description of Decision
0	27/02/2024	Planning permission issued

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

Condition(s)

- The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
- The development shall be carried out in accordance with the following approved plans and documents:
 - Application Form [Dated: 17/08/2023]
 - 02-005 REV P03 - Site Location Plan
 - Amended Landscape Strategy [Undated & Un-numbered]
 - PP02.00 REV P1 - Planting Plan & Schedule
 - PP02.01 REV P1 - Ecology Area Planting Plan Sheet 1
 - PP02.02 REV P1 - Ecology Area Planting Plan Sheet 2
 - PP02.03 REV P1 - Ecology Area Planting Plan Sheet 3
 - PP02.04 REV P1 - Ecology Area Planting Plan Sheet 4
 - PP02.05 REV P1 - Ecology Area Planting Plan Sheet 5
 - Green Infrastructure Statement [By: UES; Dated: 30/01/2024; Ref: UES03448/41]
 - Great Crested Newt Method Statement & Pond Specification [By: UES; Dated: 18/12/2023; Ref: UES03448/31]
 - Great Crested Newt Presence / Absence Survey & Population Size Class Assessment [By: UES; Dated: 30/03/2023; Ref: UES03448/09]
 - Agent Cover Letter [Dated: 17/08/2023]
- No development, including site clearance, with the potential to impact on invasive species e.g., chytrid, shall commence until a site wide Biosecurity Risk Assessment has been submitted to and approved in writing by the Local Planning Authority. The risk assessment shall include measures to control, remove or for the long-term management of invasive species both during construction and operation. The Biosecurity Risk Assessment shall be carried out in accordance with the approved details.

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4. No development shall commence until further details of the extent of the proposed earthworks required to create the ponds have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.
5. No development shall commence, including site clearance, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Management Plan shall include the following details:
 - i. the parking of vehicles of site operatives, contractors and visitors;
 - ii. loading and unloading of plant and materials;
 - iii. storage of plant and materials used in the development;
 - iv. construction traffic access arrangements via Bryn Lane only; and
 - v. hours of construction/works.

The development shall be undertaken in full accordance with the approved Management Plan.

6. The development shall be carried out in strict accordance with the findings and recommendations contained within the following approved documents:

Great Crested Newt Method Statement & Pond Specification [By: UES; Dated: 18/12/2023; Ref: UES03448/31]; and
Great Crested Newt Presence / Absence Survey & Population Size Class Assessment [By: UES; Dated: 30/03/2023; Ref: UES03448/09].

The mitigation and compensation measures hereby approved shall be fully implemented prior to first use 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 71ZA (2) of the Town and Country Planning Act 1990.
3. In the interests of ecology and to ensure that an approved Biosecurity Risk Assessment is implemented to secure measures to control the spread and effective management of any invasive non-native species at the site, in accordance with Policies SP14 and NE1 of the Wrexham Local Development Plan.
4. To safeguard visual amenities as required by Policies SP12 and DM1 of the Wrexham Local Development Plan.
5. To ensure the development is undertaken in a neighbourly manner and in the interests of highway safety in accordance with Policies DM1 and T1 of the Wrexham Local Development Plan.
6. In the interests of ecology and in accordance with the requirements of Policies SP14 and NE1 of the Wrexham Local Development Plan.

Note(s) to applicant

1. Warning: An European protected species (EPS) Licence is required for this development. This planning permission does not provide consent to undertake works that require an EPS licence.

It is an offence to deliberately capture, kill or disturb EPS or to recklessly damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine.

To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at <https://naturalresources.wales/conservation-biodiversity-and-wildlife/european-protected-species/?lang=en>.

2. This permission is granted subject to the above conditions. Some conditions may require your attention prior to you carrying out any work on the proposal. These conditions are known as ""conditions precedent"". You

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should be aware that it is important that you comply with any ""conditions precedent"". If you do not, then any work you undertake on the development subject of this permission would not have planning permission.

3. NRW:

We wish to advise the Applicant that the amphibian survey data results should be uploaded into the Wales GCN Monitoring Scheme.



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.