

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	SAMANTHA RICHARDS 24/7 RECRUITMENT	Code Number	ABE P/2023/0358
Agent	ARCHITECTURE WORKS LTD MR TOBY SOUTHGATE THE COACH HOUSE WARRINGTON ROAD CHESTER CH2 4EA	Date Received	18/05/2023
		Decision Date	15/09/2023

Town and Country Planning Act, 1990

Location of application

UNIT 2 OAKWOOD HOUSE, BLACKWOOD BUSINESS PARK, ASH ROAD SOUTH, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9UG

Description of application

CODI ESTYNIAD UNLLAWR YN Y CEFN I DDARPARU GOFOD STORIO (OL-WEITHREDOL) / ERECTION OF SINGLE STOREY REAR EXTENSION TO PROVIDE STORAGE SPACE (IN RETROSPECT)

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

EC14	Protection of controlled waters
EC6	Biodiversity Conservation
GDP1	Development objectives

Revision	Date	Description of Decision
0	15/09/2023	Planning permission issued

Particulars of decision that permission be GRANTED

Subject to the following:-

Condition(s)

1. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) dated L01, L02, L03, L004 and as contained within the application documentation.
2. No land drainage run-off or surface water shall be permitted to discharge or connect to the public sewerage system, either directly or indirectly, and foul and surface water shall be drained separately from the site.

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3. The net benefit to biodiversity enhancements referred to in section 5 of the Eco Tech Outline Ecological Impact Assessment, v2 dated September 2023 shall be carried out within 12 weeks of the date of the planning permission hereby granted. The measures shall thereafter be permanently retained.

Reason(s)

1. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
2. To protect the integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.
3. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 11.

Note(s) to applicant

Your attention is drawn to Highway Supplementary Notes Numbered 1, 3, 4 and 5 - 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

Some public sewers and lateral drains may not be recorded on Dwr Cymru Welsh Water's maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist Dwr Cymru Welsh Water, the applicant is advised to contact the Operations Contact Centre at Dwr Cymru on 0800 085 3968 to establish the location and status of the sewer. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

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David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio
Chief Officer Economy and Planning

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