

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 MARK BILLING DEE VALLEY WATER	Code Number	ABE P/2016/1107
Agent	MRS UNA SOMERVILLE AECOM BEECHILL HOUSE BEECHILL ROAD BELFAST NORTHERN IRELAND BT8 7RP	Date Received	07/12/2016
		Decision Date	06/02/2017

Town and Country Planning Act, 1990

Location of application

LLWYN ONN WATER TREATMENT WORKS, CEFN ROAD, WREXHAM, LL13 0NY

Description of application

UPGRADE WORKS TO INCORPORATE DEMOLITION OF EXISTING RESERVOIR AND INSTALLATION OF TWO 12MI SERVICE RESERVOIRS (TOTAL CAPACITY 24MI) - ONE ON THE FOOTPRINT OF A FORMER TREATMENT BUILDING AND ONE ON THE FOOTPRINT OF THE EXISTING RESERVOIR. CONSTRUCTION OF NEW PUMPING STATION, LAYOUT OF INTERNAL ACCESS ROADS, SOFT LANDSCAPING WORKS, PLANTED SCREENING, PIPEWORK AND CONNECTIONS ASSOCIATED WITH THE OPERATION OF RESERVOIRS AND PUMPING STATION ANCILLARY SITE WORKS

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

EC1	Green Barriers
EC13	Surface water run-off
EC4	Hedgerows, Trees and Woodland
EC5	Special Landscape Areas
GDP1	Development objectives
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	06/02/2017	Planning permission issued
1	07/06/2017	Non-material amendment to add plan no. 04084/051/2017 Rev 0 to condition no. 2.
2	09/01/2024	Discharge of conditions 3, 4, 6, 7 and 11

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		approved P/2018/0309
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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.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered
DVLO-ACM-SW-xx-DR-CE-00001 Rev P02 - Site Location Plan
DVLO-ACM-SW-xx-DR-CE-00003 Rev P02 - Proposed Site Layout
DVLO-ACM-PH-xx-DR-CE-00001 Rev P02 - Pump House Elevations
DVLO-ACM-PH-xx-DR-CE-00002 Rev P02 - Pump House Floor Plan and Section
DVLO-ACM-SW-xx-DR-CE-00004 Rev P02 - Site Sections
DVLO-ACM-S1-xx-DR-CE-00001 Rev P02 - Stage 1 Reservoir - 12ML Elevations
DVLO-ACM-S2-xx-DR-CE-00001 Rev P02 - Stage 2 Reservoir - 12ML Elevations
DVLO-ACM-SW-xx-DR-LA-00001 Rev P02 - Landscape Layout and contained within the application documentation.
3. Within one month of the date of this permission, a Construction Phase traffic Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the plan as may be approved.

Date Approved: 9/1/2024 **Reference Number:** P/2018/0309

By: Wrexham County Borough Council

Approved Details: Construction Phase Traffic Management Plan received 11/4/2018

4. Notwithstanding the requirements of condition no. 1, within one month of the date of this permission a scheme of details shall be submitted to and approved in writing by the local planning authority in respect of the following:
- details of the proposed finished land levels in respect of the area identified for the tipping of excavated arisings;

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- details of the soil type and a scheme of enhancement planting, planting timescales and a management regime in the area identified for the tipping of excavated arisings;

The development shall be carried in accordance with the detail as may be approved. Any planting becoming severely damaged or seriously diseased, or is in poor physiological condition and/or are removed without the written permission of the local planning authority shall be replaced within the next available planting season by species of similar size to those originally required to be planted

Date Approved: 9/1/2024 Reference Number: P/2018/0309

By: Wrexham County Borough Council

Approved Details: levels and details. Drawings DVLO-ACM-SW-XX-DR-LA-00001 P02 DVLOACM- SW-XX-DR-LA-00002 P02.

Atmos report 39100 R10 Llwyn Onn CCMP and Biosecurity RA Final

5. Planting implemented in accordance with approved landscaping scheme drawing no. DVLO-ACM-SW-xx-DR-LA-00001 Rev P02 - Landscape Layout shall be permanently retained. Any planting becoming severely damaged or seriously diseased, or is in poor physiological condition and/or are removed without the written permission of the Local Planning Authority shall be replaced within the next available planting season by trees or shrubs of similar size and species to those originally required to be planted.

6. Within one month of the date of this permission, a scheme detailing the implementation of a nature conservation management plan including timescales for implementation, in accordance with the principles laid down at section 3. of the approved Update Ecology Report of Atmos Consulting reference no. 39100 R8 Rev 4 shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the details as may be approved and retained thereafter.

Date Approved: 9/1/2024 Reference Number: P/2018/0309

By: Wrexham County Borough Council

Approved Details: Atmos report 39100 R10 Llwyn Onn CCMP and Biosecurity RA Final

7. Within one month of the date of this permission a Biosecurity Risk Assessment shall be submitted to an approved in writing by the local planning authority. The development shall be implemented in accordance with the details as may be approved.

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8. All works in relation to the implementation of this permission, including deliveries to and / or leaving the site, shall be undertaken only between the hours of 7.30 and 18.00 Monday to Friday, and 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday unless the prior written approval of the Local Planning Authority has been obtained.

9. The rating level of any noise generated by reason of this development shall not exceed the pre-existing background level by more than 5dB(A) 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 of Rating Industrial Noise Affecting Mixed Residential and Industrial areas.

10. The pump house hereby approved on drawing no DVLO-ACM-PH-xx-DR-CE-00001 Rev P02 - Pump House Elevations shall be finished in Mineral Green or any other colour which may be agreed in writing by the local planning authority.

11. Within one month of the date of this permission a scheme for the comprehensive and integrated drainage of the site indicating how surface water and land drainage will be dealt with shall be submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be implemented in accordance with a timescale to be agreed as part of the submitted details and maintained thereafter.

Date Approved: 9/1/2024 Reference Number: P/2018/0309

By: Wrexham County Borough Council

Approved Details: DVLO-ACM-SW-XX-DR-CE-61010 P02 and DVLO-ACM-SW-XX-DRCE- 61011 P01

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To ensure that the development fully complies with the appropriate policies and standards.
3. In the interests of highway safety and the amenity of the surrounding site occupiers.

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4. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
5. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
6. In the interests of protecting species which may otherwise be harmed by the implementation of this development.
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8. To protect the amenities of the occupiers of nearby properties.
9. To protect the amenities of the occupiers of nearby properties.
10. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
11. To ensure that effective drainage facilities are provided for the proposed development, and that no adverse impact occurs to the environment or the existing public sewerage system.



**Officer Appointed for this purpose
Head of Environment 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