

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 JOHN GREEN PROSERVE LOGISTICS LIMITED	Code Number	ABE P/2017/0150
Agent	D2 ARCHITECTS MR MATTHEW HUGHES SOUGHTON HOUSE 2 NICHOLAS STREET MEWS CHESTER CH1 2NS	Date Received	22/02/2017
		Decision Date	04/04/2017

Town and Country Planning Act, 1990

Location of application

UNIT 12, ASH ROAD NORTH, WREXHAM INDUSTRIAL ESTATE,
WREXHAM, LL13 9JT

Description of application

EXTENSION TO WAREHOUSE, ERECTION OF DETACHED CANOPY
BUILDING FOR DELIVERIES, OVER-CLADDING OF EXISTING BUILDING
AND CONSTRUCTION OF ADDITIONAL PARKING AREA

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

EC13	Surface water run-off
GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment
PS3	Brownfield Land
PS4	Settlement Pattern
T8	Parking

Revision	Date	Description of Decision
0	04/04/2017	Planning permission issued
1	08/12/2017	P/2017/0943 - Approval of Drainage and Traffic Management as required by condition nos. 5, 6 and 11
2	01/12/2023	P/2023/0471 – Discharge of conditions 9 (Fencing) and 10 (Management Plan).

Particulars of decision that permission be GRANTED

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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 5252 03 Rev A and 5252 05 Rev E and contained within the application documentation.
3. No facing or roofing materials shall be used other than materials matching those used on the existing building.
4. Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. 5252 05 Rev E.
5. No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the Plan as is approved has been fully implemented.

Details approved: Construction Traffic Management Plan (CTMP)

Date: 08.12.17 **Reference Number:** P/2017/0943

By: Wrexham County Borough Council

6. No part of the development shall commence until a Service and Delivery Management Plan (SDMP) to include the details of frequency of deliveries, type of vehicle to be used, and management of car parking to facilitate delivery vehicles has been submitted to and approved in writing by the Local Planning Authority. The SDMP shall be thereafter be implemented in strict accordance with the details as are approved.

Details approved: Service Delivery Management Plan (SDMP)

Date: 08.12.17 **Reference Number:** P/2017/0943

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7. The development shall be carried out in strict accordance with the Ecological Assessment provided by Clwydian Ecology and dated 8 February 2016, approved as part of this application.

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8. The measures and proposals contained within the Invasive Non Native Species Biosecurity Risk Assessment, dated 28 February 2017, submitted and approved as part of this application shall be fully implemented in strict accordance with the details as approved.

9. Prior to first use of the development, the Habitat Area measuring 3674 sqm as shown on site layout plan ref: 5252 05 Rev E, approved as part of this application, shall be permanently fenced off in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. This area shall thereafter at all times be kept clear of materials of any kind.

Details Approved: Great Crested Newt Non-Licence Mitigation Plan Dated 03/07/2023.

Date: 30/11/2023 **Reference Number:** P/2023/0471

By: Wrexham County Borough Council

10. Prior to first use of the development, a management plan for the Habitat Area and amphibian features within the drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. This area shall thereafter be managed in strict accordance with the details as are approved at all times.

Details Approved: Great Crested Newt Non-Licence Mitigation Plan Dated 03/07/2023.

Date: 30/11/2023 **Reference Number:** P/2023/0471

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11. No part of the development shall commence until an amphibian friendly scheme for the comprehensive and integrated drainage of the site indicating provision for foul water, surface water and land drainage has been submitted to and approved in writing by the Local Planning Authority. Prior to the submission of those details, an assessment shall be carried out into the potential for disposing of surface water by means of Sustainable urban Drainage Systems (SuDS) in accordance with the principles of sustainable drainage systems set out in Technical Advice Note 15: Development and Flood Risk, and the results of the assessment shall be submitted in writing to the Local Planning Authority. Where a SuDS scheme is to be implemented, the submitted details shall:

i) Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and

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the measures taken to prevent pollution of receiving ground water and/or surface waters;

ii) Specify the responsibilities of each party for the implementation of the SuDS scheme, together with a timetable for that implementation.

Details approved: Amphibian friendly comprehensive and integrated drainage scheme.

Date: 08.12.17 **Reference Number:** P/2017/0943

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12. The amphibian friendly sustainable drainage scheme for the site shall be implemented in strict accordance with the details and timescale approved in connection with condition no. 11. The sustainable drainage scheme shall be managed and maintained thereafter in strict accordance with the storm water / drainage management and maintenance plan ref: T/16/1885 Rev 0 dated 05/03/2017 approved as part of this application.

13. There shall be no gates, barriers or other means of enclosure across the vehicular access point within 20 metres of the highway boundary.

14. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 120 metres to the north and 2.4 metres x 70 metres to the south measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

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. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
4. In the interests of highway safety.
5. In the interests of highway safety.
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7. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted.
8. To prevent the spread of Invasive Non Native Species.
9. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted.
10. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted.
11. To ensure satisfactory drainage of the site and to avoid flooding. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted.
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13. In the interest of the free and safe movement of traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access.
14. To ensure that adequate visibility is provided at the proposed point of access to the highway.

Note(s) to applicant

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60, Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution. For further information and advice regarding construction noise please contact the Council's Housing and Public Protection Department on 01978 315300.

Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:

- Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;
- Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of the notice can result in prosecution;
- Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

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To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Environment and Planning Department on 01978 315300 for further advice and information.

The Applicant is advised that under the Environmental Protection Act 1990, dust from construction and/or demolition activities can be judged to be causing a statutory nuisance to neighbouring properties. A legal notice can be served requiring that any dust nuisance is abated and failure to comply with the requirements of the notice can result in prosecution. The applicant should contact the Council's Housing and Public Protection Department on 01978 315300 for further advice and information.



**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