

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 PAUL WOOLLAM	Code No	ESC P/2023/0591
Agent	BLUEPRINT ARCHITECTURAL SERVICES MR DAFYDD EDWARDS OFFICE 3K4 REDWITHER TOWER WREXHAM LL13 9XT	Date Received	22/08/2023
		Decision Date	18/01/2024

Town and Country Planning Act, 1990 Section 73

Location of application: LAND AT, TURKEY PAPER MILL, BERSHAM ROAD, BERSHAM, WREXHAM, LL14 4HL

Description of application

AMRYWIO AMODAU 1,3,9 A 10 CANIATAD CYNLLUNIO P/2020/0391 I YMESTYN TERFYN DIWYGIO DEUNYDDIAU, CYNLLUN RHEOLI TIRLUN, DIWYGIO DRAENIO / VARIATION OF CONDITIONS 1,3,9 AND 10 OF PLANNING PERMISSION P/2020/0391 TO EXTEND TIME, AMEND MATERIALS, LANDSCAPE, MANAGEMENT PLAN, AMEND DRAINAGE

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
NE3	Trees, Woodlands and Hedgerows
SP12	Design Principles & Masterplanning Framework
SP14	Natural Environment
T1	Managing Transport Impacts

Revision	Date	Description of Decision
0	18/01/2024	Planning permission issued

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
07-51:001 Rev P4
07-51:002 Rev P5

07-51:003 Rev P4

07-51:004 Rev P2

07-51:005 Rev P5

07-51:006 Rev P2

07-51:007 Rev P1

10/AIA/WXM/49 05

20/AIA/WXM/49 05A

External Material schedule and as contained within the application documentation.

3. The landscaping scheme approved as part of this application shall be fully implemented in strict accordance with approved drawing no. 10/AIA/WXM/49 05 within three months of the first use of the development with the exception of soft landscaping which shall be carried out in the first planting season (November to March) or seeding season (April to September) following the first use
4. All trees, shrubs and hedge plants supplied shall comply with the requirements of the current BS 3936 Specification for Nursery Stock. All pre-planting site preparation, planting and post-planting maintenance works shall be carried out in accordance with the requirement of the current BS 4428 Code of Practice for General Landscape Operations (excluding hard surfaces). All new tree planting shall be carried out in accordance with guidance contained in Section 13 of the current BS 5837 A guide for Trees in Relation to Construction - Recommendations.
5. The erection of fencing for the protection of trees and shrubs shall be undertaken before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. The above mentioned fencing shall consist of a scaffold framework in accordance with detail contained in British Standard 5837:2012 comprising a vertical and horizontal framework, well braced to resist impacts, with vertical tubes spaced at a maximum interval of 3 metres. Onto this, 2.1 metre weldmesh panels shall be securely fixed with wire or scaffold clamps. This fencing shall be erected at the extent of each trees Root Protection Areas, as set out in British Standard 5837:2012. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made without the written permission of the Local Planning Authority.
6. The development shall be carried out in accordance with the recommendations of the Arboricultural Method Statement by Tree Solutions dated 12/6/2020. No development or other operations shall take place except in strict accordance with the Method Statement as referred to above.

7. No trees either existing or planted in accordance with this or a previous permission shall be lopped, topped, felled or uprooted without the prior written permission of the Local Planning Authority, nor shall any trees be wilfully damaged.
8. The landscaping shall be managed and maintained in strict accordance with the details contained in approved document Landscape Management Plan (dated July 2023) as prepared by Above Zero Landscape Architecture Ltd.
9. The drainage details as contained on Dwg No: 8134/08 shall be fully implemented and made available for use prior to the first beneficial occupation of either dwelling. The approved drainage arrangements shall be retained thereafter for the lifetime of the development.
10. The new access to plot 1 shall have minimum visibility splays of 2 metres by 33 metres in a westerly direction to the centre line of the adjoining highway, and 2 metres by 56 metres in an easterly direction to the nearside edge of the adjoining highway, within which there shall be no obstruction to visibility above 1 metre in height.
11. The new access to plot 2 shall have minimum visibility splays of 2 metres by 33 metres in a westerly direction to the centre line of the adjoining highway, and 2 metres by 56 metres in an easterly direction to the nearside edge of the adjoining highway, within which there shall be no obstruction to visibility above 1m in height.
12. From a point on the centre line of the accesses 2.4 metres back from the edge of the footway, to points 3.3 metres to both sides of that point measured along the edge of the carriageway, all obstructions to visibility shall be reduced to and thereafter maintained at a height not exceeding 0.6 metre above the level of the adjacent carriageway.
13. There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.
14. Prior to first use of the vehicular accesses hereby approved, the accesses shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway
15. The vehicular parking and turning areas as shown on approved drawing(s) No(s). 001 P4 shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of motor vehicles at all times.
16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification), no further

development shall take place under Classes A, B, C, E or G of Schedule 2 Part 1, other than the development hereby granted permission

17. The site shall be developed in accordance with the ground and floor levels indicated on the approved plans. No changes to floor levels or external ground levels shall be made without the prior written approval of the Local Planning Authority.
18. Planting implemented in accordance with approved landscaping scheme drawing 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.
19. Any windows to be formed in the western elevation of plot 2 shall only be glazed or re-glazed with obscure glass which shall thereafter be permanently retained in this condition thereafter.
20. Timber privacy screens shall be erected and thereafter retained on the sides of the rear balconies, in accordance with details to be submitted to and approved by the Local Planning Authority prior to occupation of any dwelling on the site.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies DM1 and SP12 of the Wrexham Local Development Plan.
4. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies DM1 and SP12 of the Wrexham Local Development Plan.
5. To protect trees which are of significant amenity value to the area in accordance with Policies DM1, SP14 and NE3 of the Wrexham Local Development Plan.
6. To protect trees which are of significant amenity value to the area in accordance with Policies DM1, SP14 and NE3 of the Wrexham Local Development Plan.
7. To protect trees which are of significant amenity value to the area in accordance with Policies DM1, SP14 and NE3 of the Wrexham Local Development Plan.
8. To ensure landscape features are properly considered and protected in accordance with Policies DM1 and SP14 of the Wrexham Local Development Plan

9. 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 in accordance with Policies SP14 and DM1 of the LDP.
10. In the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan.
11. In the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan.
12. For the safety and convenience of all pedestrians, but in particular, those of reduced mobility in accordance with Policy DM1 of the Wrexham Local Development Plan.
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 in accordance with Policy DM1 of the Wrexham Local Development Plan.
14. To ensure that no deleterious material is carried onto the highway, in the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan.
15. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety in accordance with Policies DM1 and T1 of the Wrexham Local Development Plan
16. Due to the restricted application site and its relationship with adjoining properties it is considered important to ensure that no additional development as described in the condition is carried out without the permission of the Local Planning Authority in accordance with Policies DM1 and SP12 of the Wrexham Local Development Plan.
17. To ensure that the development fully complies with the appropriate policies and standards
18. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies DM1 and SP12 of the Wrexham Local Development Plan.
19. The premises are closely adjoined by residential properties and it is considered necessary to strictly control the nature and intensity of the use of the premises in the interests of the amenities of the area and in accordance with Policy DM1 of the Wrexham Local Development Plan.
20. To protect the amenities of the occupiers of nearby properties in accordance with Policy DM1 of the Wrexham Local Development Plan.

Note(s) to applicant

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority.

Your attention is drawn to Highway Supplementary Notes - 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 A licence must be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to lower the kerbline and cross the footpath in connection with condition no. 11.

Further guidance can be obtained from the Highway Authority of Wrexham County Borough Council on telephone 01978 729670. All works relating to this development which are audible beyond the site boundary should be carried out only between 7.30 and 18.00 hrs Monday to Friday, and 08.00 to 14.00 hrs on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

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. The applicant should adhere to the times given above wherever possible. For further information and advice regarding construction noise please contact the Council's Housing and Public Protection Department on 01978 315300.

You are advised that the planning permission hereby granted does not authorise any building over, diversion, connection or other interference with any sewer, public or private, which crosses the site. You are advised to contact Welsh Water, PO Box 10, Treharris, CF46 6XZ (Tel: 01443 331155) in this regard, prior to undertaking any groundwork in connection with the development.

Should you be required to depart from the details hereby approved, you should contact the Council's planning department to seek further advice with regard to the submission of amended plans and / or a new planning application.

Note to Applicant - SAB Approval Required Following the commencement of Schedule 3 of the Flood and Water Management Act, the works as proposed are required to obtain approval from the SuDS Approving Body (SAB) prior to commencement of those construction works. Further details of the SAB, the new national standards, the pre-application advice service and the application for approval process can be found on the Wrexham CBC's SAB webpage: https://www.wrexham.gov.uk/english/planning_portal/sab/sab.htm or by contacting the SAB Team directly at SAB@wrexham.gov.uk.

Following the commencement of Schedule 3 of the Flood and Water Management Act, the works as proposed are required to obtain approval from the SuDS Approving Body (SAB) prior to commencement of those construction works. Further details of the SAB, the new national standards, the pre-application advice service and the application for approval process can be found on the Wrexham CBC's SAB webpage:

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All works in relation to the implementation of this permission, including deliveries to and /or leaving the site, should be undertaken only between the hours of 07.30 to 18.00 Monday to Friday, 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

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.

The applicant is further advised that any complaints received relating to noise of any type from the development may also be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints. This is done under the Statutory Nuisance provisions provided within the Environmental Protection Act 1990, and legal action may be taken where appropriate.

The applicant must adhere to the times given above wherever possible. If, however, there are urgent or unavoidable circumstances requiring work outside of the specified times, permission to proceed may be sought by contacting Environmental Health & Housing Standards at healthandhousing@wrexham.gov.uk or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.



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