

In pursuance of its powers under the Acts an 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

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Applicant	MR ANDREWS ANDREWS 4 PROPERTY LTD	Code Number	ISY P/2018/0325
Agent	C4 CONSULTING MR DAMIAN HORRIDGE THE CHAPEL OLD CHERRY LANE LYMM WARRINGTON WA13 0TA	Date Received	19/04/2018
		Decision Date	25/04/2019

Town and Country Planning Act, 1990

Location of application

VACANT SITE, BRIDGE ROAD NORTH, ADJACENT TO BRIDGE ROAD BUSINESS PARK, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9PS

Description of application

ERECTION OF SINGLE INDUSTRIAL UNIT, SUITABLE FOR B1 AND B2 OR B8 CLASS USE WITH ASSOCIATED PARKING, LANDSCAPING AND INFRASTRUCTURE

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

Revision	Date	Description of Decision
0	25/04/2019	PLANNING PERMISSION ISSUED
1	13/08/2020	P/2019/0381 - APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS IMPOSED UNDER PLANNING PERMISSION P/2018/0325: CONDITION 4 - SUBMISSION OF DETAILS OF THE IMPLEMENTATION, MAINTENANCE AND MANAGEMENT OF THE SUSTAINABLE DRAINAGE SCHEME

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		CONDITION 5 - SUBMISSION OF A SCHEME AND PROGRAMME OF ECOLOGICAL MITIGATION, COMPENSATION AND ENHANCEMENT MEASURES CONDITION 6 - SUBMISSION OF A COMPLIANCE AUDIT, CONDITION 7 - SUBMISSION OF A BIOSECURITY RISK ASSESSMENT CONDITION 10 - SUBMISSION OF A CONSTRUCTION TRAFFIC MANAGEMENT PLAN CONDITION 11 - SUBMISSION OF A SCHEME OF BOUNDARY TREATMENTS
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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:-
C4C-BB-Z1-A1-01-P2-00-003 REV A - Site Plan and Proposed Option 2
C4C-B1-Z1-A1-19-E2-LL-001 REV D - Proposed Elevations (Sheet 1)
C4C-B1-Z1-A1-19-E2-LL-002 REV D - Proposed Elevations (Sheet 2)
C4C-B1-Z1-A1-20-P2-00-001 REV E - General Arrangement Plans, and as contained within the application documentation.
3. 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.

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4. No part of the development shall commence until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in strict accordance with the details as approved. Those details shall include:

- i. a timetable for its implementation, and
- ii. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Approved on: 13/08/2020 **Reference Number:** P/2019/0381

By: Wrexham County Borough Council

Approved Drawing Refs: DR_002 P4, DR_003 P4, DR_004 P2, DR_005 P3, DR_006 P3, DR_007 P3

Approved Maintenance Plan: Tubosider

5. No development shall commence until a scheme and programme of ecological mitigation, compensation and enhancement measures has been submitted to and approved in writing by the Local Planning Authority. The scheme and programme shall be based upon the details shown on drawings C4C-BB-Z1-A1-P2-00-003 REV A - Site Plan as Proposed - Option 2. The scheme and programme shall contain a timescale for the implementation of each of the mitigation measures. Thereafter the mitigation measures contained in the approved scheme and programme shall be implemented in the construction and landscaping of the development and thereafter managed in accordance with the requirements of scheme and programme.

Approved on: 13/08/2020 **Reference Number:** P/2019/0381

By: Wrexham County Borough Council

Approved Report Ref: TEP Dated December 2018

6. A compliance audit shall be carried out by a qualified ecologist, independently of the appointed principle ecologist, in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. A copy of the completed audit reports should be submitted to and approved in writing by the Local Planning Authority after each phase of development.

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Approved Compliance Audit Report Ref: Ecological Compliance Audit 2 – 2020 by Mandy Cartwright of the Amphibian and Reptile Conservation Trust.

7. No development shall commence until a biosecurity risk assessment has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with any recommendations that may be made as part of the assessment.

Approved on: 13/08/2020 **Reference Number:** P/2019/0381

By: Wrexham County Borough Council

Approved Report Ref: TEP Dated October 2018

8. Prior to first use of the development hereby approved the vehicular access shall provide a visibility splay of 2.4 metres x 120 metres in the south westerly direction measured to the nearside edge of the adjoining highway and 2.4 metres and 120 metres in the north easterly direction measured to a 400 mm offset of the nearside kerb. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

9. Prior to the first use of the development hereby approved the access, parking and turning areas as indicated on drawing C4C-BB-Z1-A1-01-P2-00-003 REV A - Site Plan as Proposed - Option 2 shall be surfaced, laid out and made available for use.

10. 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.

Approved on: 13/08/2020 **Reference Number:** P/2019/0381

By: Wrexham County Borough Council

Approved Management Plan Ref: Portal Construction Dated June 2018

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11. No development shall commence until a scheme of boundary treatments has been submitted to and approved in writing by the Local Planning Authority. The scheme as may be approved shall be fully implemented prior to the first use of the development.

Approved on: 13/08/2020 **Reference Number:** P/2019/0381

By: Wrexham County Borough Council

Approved Plan Ref: C4C-BB-Z1-A1-01-P2-00-003 REV B

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To define the scope of the planning permission
3. To protect the amenities of the occupiers of nearby properties.
4. To ensure satisfactory drainage of the site and to avoid flooding.
5. In order to ensure that the ecological impacts of the development are adequately mitigated.
6. In order to ensure that the ecological impacts of the development are adequately mitigated.
7. In order to ensure that the ecological impacts of the development are adequately mitigated.
8. To ensure that adequate visibility is provided at the proposed point of access to the highway.
9. In the interests of highway safety.
10. In the interests of highway safety.
11. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.

Note(s) to applicant

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.

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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.



**Officer Appointed for this purpose
Chief Officer Planning & Regulatory**

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