

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 MULKH MEHTA	Code Number	SES P/2022/0891
Agent	MISS OLIVIA FORDE CASSIDY AND ASHTON 10 HUNTERS WALK CANAL STREET CHESTER CH1 4EB	Date Received	06/10/2022
		Decision Date	04/05/2023

Town and Country Planning Act, 1990

Location of application

MAELOR FOODS, PICKHILL LANE, CROSS LANES, WREXHAM, LL13 0UE

Description of application

GOSOD SYSTEM ATAL TAN YN CYNNWYS 2 DANC CHWISTRELLU DWR AC 1 TY PWMPIO / INSTALLATION OF FIRE SUPPRESSION SYSTEM INCLUDING 2 SPRINKLER TANKS AND 1 PUMP HOUSE

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

E5	Employment in the Countryside
EC13	Surface Water Run-Off
EC4	Hedgerows, Trees & Woodland
EC6	Biodiversity Conservation
GDP1	Development Objectives
PS1	Broad Location of Development
PS11	Biodiversity
PS2	Development and the Environment
PS3	Brownfield & Derelict Land
PS4	Settlement Pattern
T8	Parking
T9	Walking, Cycling & Horse Riding Routes
FW	Future Wales: The National Plan (2040)
PPW	Planning Policy Wales (Edition 11)
TAN 11	Noise
TAN 12	Design
TAN 18	Transport
TAN 23	Economic Development
TAN 5	Nature Conservation & Planning
TAN 6	Planning for Sustainable Rural Communities

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Revision	Date	Description of Decision
0	03/05/2023	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: CL5441-07 REV B, 'All Works Drawing' REV P2, and 'Example Image' and contained within the application documentation.
3. No development shall commence until a detailed Biodiversity Net-Benefit Plan has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in-full prior to the first beneficial use of the development hereby permitted and shall be retained thereafter for as long as the development remains in existence.
4. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The approved remediation strategy shall thereafter be carried out in-full as approved.
5. No surface water from any increase in the roof area of the building / or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

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2. To comply with section 71ZA (2) of the Town and Country Planning Act, 1990.
3. To ensure that the development has a positive benefit for biodiversity i.e. a better outcome than if the site were left undeveloped, which will be in place for the lifetime of the development, in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
4. To ensure the risks associated with previously unsuspected contamination at the site are dealt with through a remediation strategy, to minimise the risk to both future users of the land and neighbouring land, and to ensure that the development can be carried out safely without unacceptable risks.
5. To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

Note(s) to applicant

The accuracy of the detailed plans and drawings forming part of the application documents hereby approved shall remain the responsibility of the applicant/developer.

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

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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.

NRW:

It is important to note that a grant of planning permission does not guarantee that a permit will be granted. The Applicant should ensure that they have all the required permissions, consents, permits and any other approvals in place prior to commencement of works on the site.

If additional water is required for the fire suppression system, the current abstraction license may need to be varied. We would recommend that the applicant seeks pre application advice for this matter. See Natural Resources Wales / Pre-application advice service for water abstraction and impoundment licences. A permit variation may be required if the current PTP and discharge requirements are altered by proposals. Again, we advise the applicant seeks pre -application advice for this matter. See Natural Resources Wales / Pre application advice for environmental permits.

Have regard to The Environment Agency's approach to groundwater protection (publishing.service.gov.uk).

Follow general pollution prevention guidelines throughout the development
Guidance for Pollution Prevention (GPP) documents | NetRegs |
Environmental guidance for your business in Northern Ireland & Scotland.

Dwr Cymru Welsh Water:

The applicant is advised that some public sewers and lateral drains may not be recorded on our maps; some sewers 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

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such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

In accordance with Planning Policy Wales (Edition 11) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements.



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