

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	MS JANE HETHERINGTON FIRST INVESTMENTS REAL ESTATE MANAGEMENT LTD	Code Number	ABE P/2018/1085
Agent	J10 PLANNING LTD MR JUSTIN PAUL 1-3 UPPER EASTGATE ROW EASTGATE ROW NORTH CHESTER CH1 1LQ	Date Received	27/12/2018
		Decision Date	29/01/2021

Town and Country Planning Act, 1990

Location of application

, LAND AT CLYWEDOG ROAD EAST, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9XE, ,

Description of application

ERECTION OF B2 / B8 INDUSTRIAL UNIT WITH ASSOCIATED MEANS OF ACCESS, SERVICING, PARKING AND LANDSCAPING TREATMENT WITH ECOLOGICAL MITIGATION ZONE (SITE 3)

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

E4	Employment development within settlements
EC13	Surface water run-off
EC4	Hedgerows, Trees and Woodland
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	29/01/2021	Planning permission issued
1	20/05/2021	Discharge of conditions 3, 8 and 11 issued
2	07/06/2022	Refused Discharge of Condition 05 (P/2021/0939)

Applicant MS JANE HETHERINGTON
FIRST INVESTMENTS
REAL ESTATE
MANAGEMENT LTD

Code Number ABE P/2018/1085

Agent J10 PLANNING LTD
MR JUSTIN PAUL
1-3
UPPER EASTGATE ROW
EASTGATE ROW NORTH
CHESTER
CH1 1LQ

Date Received 27/12/2018

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3	2/2/2023	Discharge of condition 5 issued
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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 B10222-AEW-SI-XX-DR-A-0501 Rev P2 - Location plan
B10222-AEW-SI-XX-DR-A-0503 Rev P6 - Proposed site layout
B10222-AEW-SI-00-DR-A-0505 Rev P1 - proposed site sections
10222-XX-00-DR-A-0506 Rev P1 - Proposed Ground Floor Plan
B10222-AEW-XX-01-A-0507 Rev P1 - Proposed First Floor Plan
B10222-XX-02-DR-A-0508 Rev P1 - Proposed Second Floor Plan
B10222-XX-RF-A-0509 Rev P1 - Proposed Roof Plan
B10222-AEW-XX-XX-DR-A-0510 Rev P1 - Proposed Elevations
and as contained within the application documentation.
3. The development shall not commence until a detailed habitat mitigation and management plan has been submitted to and approved in writing by the local planning authority. The scheme shall be prepared in accordance with the principles laid out in the Outline Habitat Management Plan document ref: KE1849.02 Version 3 dated 23 November 2018 authored by Richard Roe of Kingdom Ecology Ltd. The development shall be carried out in accordance with the details as may be approved.
4. The development shall be carried out in strict accordance with the following plans and report(s) submitted and approved as part of this application:*1) Arboricultural Implication Assessment ref no17/AIA/WXM/203B - Tree Solutions: Nov 2018. No development or other operations shall take place except in strict accordance with the reports as approved.
5. Within three months of commencement of development, full details of a hard and soft landscaping scheme together with a five year Maintenance Plan

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and timescales for implementation of works shall be submitted to and approved in writing by the Local Planning Authority.

Date Refused: 07/06/2022 **Reference Number:** P/2021/0939

By: Wrexham County Borough Council

Refused Details:

Proposed Site Plan GA with Landscaping (W 325 REV C2)

Accompanying Document (Martin Spencer Architecture Wrexham Site 3)

Reason: The provision of seeded grass for the soft landscaping is not considered sufficient and not appropriate to support ecology within the immediate and wider area.

App Ref No: P/2022/0619 **Documents Approved:** Land at Clywedog Road East (Site 3) Habitat Mitigation and Management Plan Ref KE19222 Dated 22nd February 2021, Proposed Site Plan GA with Landscaping W325 Rev C7 **Approved by:** Wrexham County Borough Council **Date:** 02/02/2023

6. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 120m metres in both directions 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.

7. Prior to first use of the development hereby approved the footways and dropped kerb provision as shown on drawing no. B10222-AEW-SI-XX-DR-A-0503 Rev P6- Proposed site layout shall be implemented in their entirety. These footways and crossing provisions shall be retained for the lifetime of the development.

8. No development shall take place until a phased site investigation of the nature and extent of contamination has been carried out and submitted to and approved in writing by the Local Planning Authority. If any contamination is found during the site investigation, no part of the development shall commence until a scheme specifying the measures that will be taken to remediate the site to render it suitable for the development hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The site shall thereafter be remediated in accordance with the approved scheme. If during the course of development any contamination is found that has not been identified in the site investigation, no further

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development shall take place on those parts of the site where that contamination has been found until an additional scheme of remediation has been submitted to and approved in writing by the Local Planning Authority for those parts of the site. The relevant parts of the site shall thereafter be remediated in accordance with the additional scheme of remediation.

App Ref No: P/2021/0183 **Documents Approved:** Site 3 Clywedog Road East Wrexham Industrial Estate Phase 1 Geo-Environmental Desk Study Assessment dated September 2018, Phase II Geo-Environmental Assessment, Proposed Industrial Development Site 3 Wrexham Industrial Estate dated June 2020' **Approved by:** Wrexham County Borough Council **Date:** 20/05/2021

9. Each part of the site subject to the remediation under the scheme(s) approved as part of condition 8 shall not be occupied/used until a Validation Report has been completed in respect of that part of the site and submitted to and approved in writing by the Local Planning Authority.

10. 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.

11. No part of the development shall commence until a 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 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; and,

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iii) Provide a timescale for implementation, management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

App Ref No: P/2021/0228 **Documents Approved:** Flood Consequences Assessment, Documents referred to in covering letter dated 04th March 2021
Approved by: Welsh Water & Wrexham County Borough Council **Date:** 20/05/2021

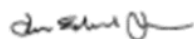
Reason(s)

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. In order to ensure that the development can be implemented without causing harm to species which are afforded statutory protection through the planning system and to ensure compliance with policies PS2 and GDP1 of the Wrexham Unitary Development Plan.
4. To protect trees which are of significant amenity value to the area in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.
5. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
6. In the interests of highway safety and to ensure that the development accords with policy GDP1 of the Wrexham Unitary Development Plan.
7. In the interests of pedestrian safety and to ensure that the development accords with policy GDP1 of the Wrexham Unitary Development Plan.
8. In the interests of the amenities of the future occupants of the buildings in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
9. In the interests of the amenities of the future occupants of the buildings in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
10. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
11. To ensure satisfactory drainage of the site and to avoid flooding in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.

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Note(s) to applicant

The scheme of landscaping referred to in the above conditions shall include any changes to ground levels (shown by existing and proposed contours/levels) and any existing vegetation (showing that to be retained) and proposed planting. In addition, any of the following which apply to the particular site must be included:-
means of enclosure, car parking layout, access and circulation areas, materials for hard surfaced areas, any minor structures (e.g. refuse stores, lamp columns, play equipment) location of services, and any historic landscape features to be retained/improved.



Ian Jones

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Interim 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