

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 MICHAEL THOMAS WALES AND WEST UTILITIES LTD	Code No	GLY P/2023/0520
Agent	MR MATTHEW TAYLOR DALCOUIR MACLAREN 4 BREDON COURT BROCKERIDGE ROAD TWYNING TEWKESBURY GL20 6FF	Date Received	28/07/2023
		Decision Date	09/11/2023

Town and Country Planning Act, 1990
Section 73

Location of application

RECREATIONAL GROUND, OFF HIGH STREET, GRESFORD, WREXHAM,
LL12 8PS

Description of application

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CYNLLYN SAFLE CYMERADWYEDIG/VARIATION OF CONDITION 2 OF
PLANNING PERMISSION P/2020/0516 TO AMEND APPROVED SITE
LAYOUT PLAN.

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

CLF4	Playing fields, children's play areas and open space
EC6	Biodiversity Conservation
FW	Future Wales: The National Plan 2040
GDP1	Development objectives
PPW	Planning Policy Wales (Edition 11)
PS11	Biodiversity
PS2	Development and the environment
TAN 10	Tree Preservation Orders
TAN 12	Design
TAN 18	Transport
TAN 5	Nature Conservation and Planning

Revision	Date	Description of Decision
0	09/11/2023	Planning permission issued

Particulars of decision that permission be GRANTED
Subject to the following:-

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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 hereby approved shall be carried out strictly in accordance with the following approved plans/documents:
 - Dwg No: SRE1127/03/01 REV 0 - Site Location Plan
 - Dwg No: SRE1127/03/02 REV 0 - Planning Application Boundary
 - Dwg No: 23006894_PLN_SI_1.1 - Proposed Site Plan
 - Dwg No: SRE1127/03/04 REV 0 - Gas Kiosk Details
 - Dwg No: SRE1127/03/05 REV 0 - Security Fencing & Track Details
 - Dwg No: SRE1127/03/06 REV 0 - Temporary Works
 - Arboricultural Method Statement [Ref: ECO/588; By: Eco-Scope; Dated: March 2021]
3. No development shall commence until a detailed Net Biodiversity Benefit Plan has been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be fully implemented prior to the first use of the development and shall be retained as such for the lifetime of the development.
4. No part of the development shall commence until full details of a hard and soft landscaping scheme together with a five year Maintenance Plan and timescale for the implementation of works have been submitted to and approved in writing by the Local Planning Authority.
5. The landscaping scheme submitted and approved in connection with condition No. 4 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.
6. The landscaping scheme as carried out in connection with condition No. 5 shall be retained for a minimum of 5 years. Within this timescale, 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 with trees or shrubs of similar size and species to those originally required to be planted and

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within a timescale all to be submitted to and approved in writing by the Local Planning Authority.

7. No part of the development shall commence until full details for the arboricultural supervision of tree protection measures and any ground works within retained tree(s) Root Protection Areas, as specified by BS5837:2012 or as shown on a Tree Protection Plan have been submitted to and approved in writing by the Local Planning Authority. The supervisory works shall be carried out in strict accordance with the details as approved.
8. Prior to the commencement of development, details of the temporary access and set-down compound as shown on approved Dwg No: SRE1127/03/06 REV 0, which shall include means of construction and duration of time the access and set-down compound will be in place, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
9. The temporary access and set-down compound as shown on approved plan Dwg No: SRE1127/03/06 REV 0 shall be permanently removed and the land restored to its previous condition, in accordance with details agreed as part of Conditions 4 and 8 of this permission.
10. On removal of the temporary access (as per Condition 9), the footway affected by the access and fronting Gresford Road shall be reinstated to full height in accordance with construction details which have first been submitted to and approved in writing by the Local Planning Authority.
11. The facing and roofing materials, as well as the finish of both kiosks and security fencing, shall be as specified in the approved application documentation.
12. The security fence as shown on approved Dwg No: SRE1127/03/05 REV 0 shall have a maximum height of 2.4m above adjacent ground levels.

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13. The development shall be carried out in strict accordance with the following plans and report(s) submitted and approved as part of this application:

- Arboricultural Method Statement [Ref: ECO/588; By: Eco-Scope; Dated: March 2021].

No development or other operations shall take place except in strict accordance with the report as approved.

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 the development delivers net benefit to biodiversity in accordance with Paragraph 6.4.5 of Planning Policy Wales (Edition 11).
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 GDP1 and PS2 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. 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.
7. To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s) in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.
8. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

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9. In the interest of highway safety and visual amenities of the area in accordance with UDP Policy GDP1.
10. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
11. 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.
12. 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.
13. 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.

Note(s) to applicant

This permission is granted subject to the above conditions. Some conditions may require your attention prior to you carrying out any work on the proposal. These conditions are known as ""conditions precedent"". You should be aware that it is important that you comply with any ""conditions precedent"". If you do not, then any work you undertake on the development subject of this permission would not have planning permission.

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.

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The scheme of arboricultural supervision required in connection with condition no. 7 above shall make provision for a pre-commencement site meeting between the Local Planning Authority's Arboriculturist, the Developer/ Applicant/ Agent and their appointed Arboricultural Supervisor to agree matters of detail. It shall specify the frequency of arboricultural monitoring and reporting to the Local Planning Authority on the status of all tree protection measures throughout the course of the development and make provision for the submission and approval of a satisfactory arboricultural completion statement

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.

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

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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.

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.



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.