

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	JAMES JONES AND SONS LTD	Code Number	ISY P/2021/0217
Agent	JOSPEH WARNER BDN NORTH WEST ROOM 107 ULVERSTON BUSINESS CENTRE ULVERSTON LA12 7LQ	Date Received	24/02/2021
		Decision Date	10/06/2022

Town and Country Planning Act, 1990

Location of application

JAMES JONES AND SONS, PALLETS AND PACKAGING LTD, OAK ROAD, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9PH

Description of application

ADEILADU STORFA BIOMAS NEWYDD, CODI ODYNAU NEWYDD, ADEILADU STORFA PALED SYCH NEWYDD, GWAITH DAEAR CYSYLLTIEDIG / CONSTRUCTION OF NEW BIOMASS BOILER HOUSE AND FUEL STORE, ERECTION OF NEW KILNS, CONSTRUCTION OF NEW DRY PALLET STORE, ASSOCIATED GROUND WORKS

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
EC6	Biodiversity Conservation
GDP1	Development objectives
PS1	Settlement limits
PS11	Biodiversity
PS12	Renewable energy
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	10/06/2022	Planning permission 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:
Location Plan
0729 01 Existing site plan
0729 02 Proposed site plan
0729 03 Proposed floor plan
0729 04 proposed elevations
0729 05 proposed floor plan
0729 06 proposed elevations
0729 07 Proposed Kiln
S1882-01 drainage scheme
Ellson, M. (2021). Proposed Development at James Jones & Sons Ltd, Off Oak Road, Wrexham Ind Estate – Ecological Appraisal.
Ellson, M. (2022). Proposed Development at James Jones & Sons Ltd, Off Oak Road, Wrexham Industrial Estate, Wrexham – Ecological Mitigation Method Statement. Marches Ecology (Unpublished Report No.: C442/ EMMS/ 1.0)
Detailed Air Quality Assessment for a Biomass Fired Medium Combustion Plant; Environmental Visage Ltd, Matthew Wiese, July 2021
and as contained within the application documentation.
3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.
4. No development shall commence until a GCN Post Construction Monitoring Plan has been submitted to and approved in writing by the Local Planning Authority. The GCN Post Construction Monitoring Plan should build upon the principles outlined in the Ecological Mitigation Method Statement and include, but not necessarily be limited to the following:
Long-term management plan (minimum duration 15 years) for the dedicated amphibian conservation area. Details to include:
defined aims and objectives;
management and maintenance prescriptions;
monitoring methodology, defined targets and reporting requirements;

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licensing requirements for management and maintenance works;
current and any proposed changes to tenure including any associated
restrictive covenants; and,
proposals to update the plan.

Ecological Compliance Audit to evidence compliant implementation of all
ecological avoidance, mitigation and compensation works, either proposed or
subject to the provisions of reserved matters conditions. The Audit shall
identify Key Performance Indicators (KPIs) that are to be used for the
purposes of assessing and evidencing compliant implementation of proposals.
The Post Construction Monitoring Plan shall be carried out in accordance with
the approved details.

5. No development, including site clearance, shall commence until a
Biosecurity Risk Assessment, and Method Statement that considers invasive
non-native species and specific diseases (e.g. Chytrid) has been submitted to
and approved in writing by the Local Planning Authority. The risk assessment
shall include measures to prevent the introduction of and where present
control, removal or for the long-term management of invasive species both
during construction and operation. The risk assessment shall consider
landscaping and other related plans. The Biosecurity Risk Assessment shall
be carried out in accordance with the approved details.

6. Prior to first use of the development hereby approved the vehicular
access shall provide visibility splays of 2.4 metres x 120 metres in both
directions measured to the nearside edge of the adjoining highway. Within
these splays there shall be no obstruction above the level of the adjoining
carriageway. The splays shall thereafter be permanently retained clear of any
such obstruction to visibility.

7. The rating level of any noise generated by reason of this development
shall not exceed the pre-existing background level 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 for rating and assessing industrial and commercial
sound.

8. No part of the development shall commence until full details of both
hard and soft landscape works, to include some native planting has been
submitted to and approved in writing by the Local Planning Authority. The
plan shall include a timescale for the implementation of works, and shall
provide for ecological improvement / habitat creation and enhancement in the
soft landscape areas for the benefit of biodiversity conservation specifically
tailored to the landscape features.

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9. The landscaping scheme submitted and approved in connection with condition no. 8 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.

10. The landscaping scheme as carried out in connection with condition no. 9 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 within a timescale all to be submitted to and approved in writing by the Local Planning Authority.

11. No part of the development shall commence until a scheme for the comprehensive and integrated drainage of the site indicating how foul water, surface water and land drainage will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be implemented in accordance with a timescale to be agreed as part of the submitted details and maintained thereafter.

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 GDP1 and PS2 of the Wrexham Unitary Development Plan.
4. To ensure that an approved Post Construction Monitoring Plan is implemented, which ensures a dedicated area is to be provided for GCN in accordance with policy EC6 of the Wrexham Unitary Development Plan.
5. To ensure that an approved Biosecurity Risk Assessment is implemented to secure measures to prevent or control the spread and effective management of any invasive non-native species and listed diseases at the site in accordance with policy EC6 of the Wrexham Unitary Development Plan.
6. To ensure that adequate visibility is provided at the proposed point of access to the highway in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

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7. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
8. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
9. 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.
10. 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.
11. 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 GDP1 and EC13 of the Wrexham Unitary Development Plan.

Note(s) to applicant

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

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

Detailed advice has been issued by Natural Resources Wales (NRW) which is available on the Council's planning applications website.

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

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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 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 works outside of the specified times, permission to proceed may be sought by contacting Environmental Health and 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.

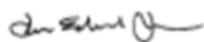
Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:

- Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;
- Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of the notice can result in prosecution;
- Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Planning & Regulatory Department on

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01978 292040 for further advice and information.



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