

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 MARTIN BARWISE BARWISE HOLDINGS LTD	Code Number	LLA P/2023/0115
Agent	BARWISE HOLDINGS LTD MR MARTIN BARWISE CREATE 7 MINERS OAD LLAY INDUSTRIAL ESTATE LLAY WREXHAM LL12 0PJ	Date Received	22/02/2023
		Decision Date	25/07/2023

Town and Country Planning Act, 1990

Location of application

CREATE 7, MINERS ROAD, LLAY INDUSTRIAL ESTATE, LLAY, WREXHAM, LL12 0PJ

Description of application

ADEILADU STORFA A WARWS DOSBARTHU (DOSBARTH B8) /
ERECTION OF STORAGE AND DISTRIBUTION WAREHOUSE (CLASS B8)

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
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
PS6	Strategic employment provision
PS8	Transport network
T8	Parking
TAN 12	Design
TAN 5	Nature Conservation and Planning

Revision	Date	Description of Decision
0	25/07/2023	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 in strict accordance with the following approved plans and documents:
 - Application Form [Dated: 22/02/2023]
 - Site Location Plan
 - TQRQM23023135511302 - Proposed Site Plan
 - SCN2221 03 - Gable Steelwork
 - SCN2221 04 - Front and Back Steelwork
 - SCN2221 06 - Front and Back Elevations
 - SCN2221 07 - Gable Elevations
 - SCN2221 01 - Base Plan
 - SCN2221 02 - Roof Plan
 - SCN2221 05 - Cross Section
3. No development shall commence until a Great Crested Newt Method Statement has been submitted to and approved in writing by the Local Planning Authority. The Method Statement shall include, but not necessarily be limited to: the submission of details and plans concerning Great Crested Newt reasonable avoidance and mitigation measures including landscape protection or planting.
4. All works (including site clearance) shall be undertaken in strict accordance with the Great Crested Newt Method Statement as approved under Condition No. 3.
5. No part of the development shall commence until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in strict accordance with the Method Statement as is approved. The Method Statement shall include the following:
 - a) A specification for tree protection fencing and ground protection measures that comply with British Standard 5837:2012;
 - b) A Tree Protection Plan showing the location of the trees to be removed and retained with their crown spreads, Root Protection Areas, Construction Exclusion Zones, and location of protective fencing and ground protection measures accurately plotted;
 - c) A full specification for any access, driveway, path, underground services or wall foundations within retained tree Root Protection Areas or Construction

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Exclusion Zone, including any related sections and method for avoiding damage to retained trees;

d) Details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires;

e) Details of the frequency of supervisory visits and procedures for notifying the findings of such visits to the Local Planning Authority;

f) Method for protecting retained trees during demolition works;

g) Details of all proposed tree works, including felling and pruning.

6. 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 details shall be implemented in full prior to the first beneficial use of the building hereby permitted and shall be retained thereafter for the lifetime of the development.

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 the interests of ecology (protected species) and to ensure compliance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
4. In the interests of ecology and to ensure compliance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
5. 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.
6. To ensure the development delivers net benefit to biodiversity in accordance with Paragraph 6.4.5 of Planning Policy Wales (Edition 11).

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

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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

You are advised that the separate written consent of the Council must be obtained in respect of any proposed illuminated or projecting sign.

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

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 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.



David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio

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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