

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	CHRIS JONES	Code Number	ABE P/2021/1189
Agent	NICHOLAS RYDER C4 PROJECTS QUAYSIDE WIDERSPOOL BUSINESS PARK STOCKTON HEATH WARRINGTON WA4 6HL	Date Received	10/12/2021
		Decision Date	05/12/2022

Town and Country Planning Act, 1990

Location of application

VILLAGE BAKERY LTD, COED ABEN ROAD, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9UH

Description of application

ADEILADU UNED DDIWYDIANNOL (DOSBARTH B2/B8) / ERECTION OF INDUSTRIAL UNIT (CLASS B2/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
EC13	Surface water run-off
EC6	Biodiversity Conservation
GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	05/12/2022	Planning permission issued
1	03/04/2023	Discharge of Condition 3 approved P/2023/0110
2	24/07/2023	Discharge of Condition 6 approved P/2023/0295

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

Condition(s)

Applicant	CHRIS JONES	Code	ABE P/2021/1189
Agent	NICHOLAS RYDER C4 PROJECTS QUAYSIDE WIDERSPOOL BUSINESS PARK STOCKTON HEATH WARRINGTON WA4 6HL	Number Date Received	10/12/2021
		Decision Date	05/12/2022

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 drawings:
21077-C4P-AV-XX-DR-A-0101 Revision P2 Site Location Plan
21077-C4P-AV-XX-DR-A-0501 Revision P6 Site Plan as Proposed
21077-C4P-AV-XX-DR-A-0502 Revision P5 Hard/Soft Landscaping & Boundary Treatments
21077-C4P-V4-00-DR-A-2001 Revision P1 GA First Floor Plan as Proposed
21077-C4P-V4-01-DR-A-2002 Revision P1 GA Plan as Proposed
21077-C4P-V4-RL-DR-A-2003 Revision P1 GA Plan as Proposed
21077-C4P-V4-XX-DR-A-2101 Revision P1 Elevations as Proposed (A&B)
21077-C4P-V4-XX-DR-A-2101 Revision P1 Elevations as Proposed (C&D)
3. Development shall not commence until a scheme of Reasonable Avoidance Measures (RAMs) for Great Crested Newts has been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter take place in strict accordance with the approved RAMs scheme.

Date approved: 03/04/2023 Reference Number: P/2023/0110

By: Wrexham County Borough Council

Approved Details: Great Crested Newt Mitigation Plan Issue 4 [By: Arbtech; Dated: 12/02/2023]

4. 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 in excess of 1 metre in height above the level of the nearside edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

Applicant	CHRIS JONES	Code	ABE P/2021/1189
Agent	NICHOLAS RYDER C4 PROJECTS QUAYSIDE WIDERSPOOL BUSINESS PARK STOCKTON HEATH WARRINGTON WA4 6HL	Number Date Received	10/12/2021
		Decision Date	05/12/2022

5. The vehicular parking and turning areas as shown on approved drawing(s) No(s). 21077-C4P-AV-XX-DR-A-0501 Revision P6 shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of motor vehicles at all times.
6. Within three months of commencement of development a scheme of net biodiversity benefit shall be submitted to and approved in writing by the Local Planning Authority, to include timetable(s) for implementation of the scheme and a scheme of long term management and maintenance. The approved scheme shall thereafter be implemented in full in accordance with the approved timetable(s). The measures for biodiversity gain shall thereafter be permanently retained and management and maintained in accordance with the approved scheme of long term management and maintenance.

Date approved: 24/07/2023 Reference Number: P/2023/0295

By: Wrexham County Borough Council

Approved Details: Ecological Mitigation, Enhancement and Management Plan produced by arbtech

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.

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 protect wildlife interests, which are afforded special protection in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.

Applicant	CHRIS JONES	Code	ABE P/2021/1189
Agent	NICHOLAS RYDER C4 PROJECTS QUAYSIDE WIDERSPOOL BUSINESS PARK STOCKTON HEATH WARRINGTON WA4 6HL	Number Date Received	10/12/2021
		Decision Date	05/12/2022

4. 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.
5. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety in accordance with Policies GDP1 and T8 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 11
7. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.



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