

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 T JONES	Code Number	ABE P/2022/1071
Agent	AARON & PARTNERS LLP MR MARK TURNER GROSVENOR COURT FOREGATE STREET CHESTER CH1 1HG	Date Received	21/12/2022
		Decision Date	16/02/2023

Town and Country Planning Act, 1990

Location of application

HYDRO ALUMINIUM DEESIDE LTD, BRIDGE ROAD, WREXHAM
INDUSTRIAL ESTATE, WREXHAM. LL13 9PS

Description of application

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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
GDP1	Development objectives
PS1	Settlement limits

Revision	Date	Description of Decision
0	16/02/2023	Planning permission issued

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.

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2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered and labelled as follows and as contained within the application documentation:
 - UK Planning Maps, Produced On 01 December 2022, Scale 1:2500;
 - Proposed Temporary Building Location, Drawing no. HD-TB-01, Rev A, Dated 29.11.22;
 - UK Planning Maps, Produced on 28 November 2022, Scale 1:500;
 - Portakabin Ltd Building System Agreement Certificate 02/S030, Ultima Building System;
 - Foundation Design, Drawing no. HUKF:602, Dated 15.07.02;
 - Proposed Layout, Project Number HD/12983/02, Dated 11/11/2022;
 - Planning Statement, Aaron & Partners Solicitors;
 - Plan showing Hydro Deeside Drainage Connection Locations;
 - GCN Method Statement & Biodiversity Enhancements by Etive Ecology Ltd. Dated December 2022.
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 surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.
5. The development hereby approved shall only be used for purposes ancillary to Hydro Aluminium Deeside Ltd and shall at no time be used or sold off separately.
6. The development shall be carried out in strict accordance with the findings and recommendations contained within the GCN Method Statement & Biodiversity Enhancements by Etive Ecology Ltd. Dated December 2022 approved as part of this application. The measures hereby approved shall be fully implemented within the timescales given in the appraisal.

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.

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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 prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.
5. In the interests of amenity and highway safety.
6. 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.

Note(s) to applicant

The accuracy of the detailed plans and drawings forming part of the application documents hereby approved shall remain the responsibility of the applicant/developer.

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



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