

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 SZABO	Code Number	ISY P/2021/0905
Agent	MATTHEW BROWNRIGG HDS ARCHITECTURAL SERVICES 15 YORKE STREET WREXHAM LL13 8LW	Date Received	05/03/2021
		Decision Date	21/07/2023

Town and Country Planning Act, 1990

Location of application

JB FABRICATION, BRYN LANE, WREXHAM INDUSTRIAL ESTATE,
WREXHAM, LL13 9UT

Description of application

ESTYNIAD I'R UNED DDIWYDIANNOL BRESENNOL / EXTENSION TO
EXISTING INDUSTRIAL UNIT

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
EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
FW	Future Wales: The National Plan 2040
GDP1	Development objectives
PPW	Planning Policy Wales (Edition 11)
PS1	Settlement limits
PS2	Development and the environment
T8	Parking
TAN 18	Transport
TAN 5	Nature Conservation and Planning

Revision	Date	Description of Decision
0	21/07/2023	Planning permission issued

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

Condition(s)

1. The development hereby approved shall be carried out strictly in accordance with the following approved plans and documents:

Applicant	JAMES SZABO	Code	ISY P/2021/0905
Agent	MATTHEW BROWNRIGG HDS ARCHITECTURAL SERVICES 15 YORKE STREET WREXHAM LL13 8LW	Number Date Received	05/03/2021
		Decision Date	21/07/2023

- JD/PD/05 REV A - Site Location & Site Plans
 - JD/PD/03 REV A - Proposed Elevations
 - JD/PD/02 REV A - Proposed Floor Plan
 - JD/PD/04 - Proposed Section
 - Environmental Noise Assessment [Report No: 21917-1; Issue: 1; By: Noise.co.uk Ltd; Dated: 08/02/2022]
 - JBF Swept Path and Visibility Splays REV A
 - Delivery and Service Management Plan for JB Fabrication [Ref: ET/DC/PP/2021/0905; By: JBF Group; Undated]
 - Construction Traffic Management Plan [By: Design in Safety; Dated: 12/07/2022]
 - JD/PD/06 REV B - Access Plan
 - Preliminary Ecological Appraisal [By: Etive Ecology Ltd; Dated: April 2023]
 - Arboricultural Impact Assessment [By: Tree Solutions; Dated: January 2023]
2. Prior to the first beneficial use of the extension hereby approved, the portable container as detailed on plan no: JD/PD/05 REV A and any ancillary structures shall be removed in their entirety from the site.
 3. Within 2 months of the date of this permission, full details of both hard and soft landscape works, to include some native planting shall be 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.
 4. The landscaping scheme submitted and approved in connection with condition no. 3 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.
 5. The planting scheme implemented in connection with condition no. 4 shall be permanently retained. Any planting which becomes 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 within the next available planting season by trees or shrubs of similar size and species to those originally required to be planted.

Applicant	JAMES SZABO	Code	ISY P/2021/0905
Agent	MATTHEW BROWNRIGG HDS ARCHITECTURAL SERVICES 15 YORKE STREET WREXHAM LL13 8LW	Number Date Received	05/03/2021
		Decision Date	21/07/2023

6. No further parts 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 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.
7. No further development shall commence or take place on-site until a Biosecurity Risk Assessment has been submitted to and approved in writing by the Local Planning Authority. The assessment must include:
 - (i) appropriate measures to control any identified Invasive Alien Species (IAS) and Invasive Non-native Species (INNS) on site; and
 - (ii) measures or actions that aim to prevent INNS/identified diseases being introduced to the site for the duration of construction (and operational phases) of the scheme.
8. The development hereby approved shall be carried out in strict accordance with the measures outlined within Part 4.3 of the submitted Preliminary Ecological Appraisal. The measures shall be implemented in-full throughout the course of the approved development and shall be so retained thereafter.
9. Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. JD/PD/06 REV B.
10. The development hereby approved shall be carried out in strict accordance with the contents of the approved Delivery and Service Management Plan, and the approved Construction and Traffic Management Plan. The measures shall be adhered-to in-full

Applicant	JAMES SZABO	Code	ISY P/2021/0905
Agent	MATTHEW BROWNRIGG HDS ARCHITECTURAL SERVICES 15 YORKE STREET WREXHAM LL13 8LW	Number Date Received	05/03/2021
		Decision Date	21/07/2023

throughout the construction and operational phases of the development.

Reason(s)

1. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
2. 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.
3. To protect biodiversity which would otherwise be damaged by the development hereby permitted, and in the interests of the visual amenities of the area, in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
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 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.
7. To protect habitats and 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.
8. To ensure no adverse impacts upon protected species in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
9. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
10. In the interests of highway safety in accordance with Policy GDP1 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.

Applicant	JAMES SZABO	Code Number	ISY P/2021/0905
Agent	MATTHEW BROWNRIGG HDS ARCHITECTURAL SERVICES 15 YORKE STREET WREXHAM LL13 8LW	Date Received	05/03/2021
		Decision Date	21/07/2023

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

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 where appropriate.

Applicant	JAMES SZABO	Code	ISY P/2021/0905
Agent	MATTHEW BROWNRIGG HDS ARCHITECTURAL SERVICES 15 YORKE STREET WREXHAM LL13 8LW	Number Date Received	05/03/2021
		Decision Date	21/07/2023

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 Applicant is advised that under the dust from construction and / or demolition activities can be judged to be causing a statutory nuisance to neighbouring properties. A legal notice can be served requiring that any dust nuisance is abated, and failure to comply with the requirements of the notice can result in prosecution. The applicant should contact the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.

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:

If the development will give rise to a new discharge (or alter an existing discharge) of trade effluent, directly or indirectly to the public sewerage system, then a Discharge Consent under Section 118 of the Water Industry Act 1991 is required from Dwr Cymru / Welsh Water. Please note that the issuing of a Discharge Consent is independent of the planning process and a consent may be refused although planning permission is granted.

Applicant	JAMES SZABO	Code	ISY P/2021/0905
Agent	MATTHEW BROWNRIGG HDS ARCHITECTURAL SERVICES 15 YORKE STREET WREXHAM LL13 8LW	Number Date Received	05/03/2021
		Decision Date	21/07/2023

The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication ""Sewers for Adoption""- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they 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 to establish the location and status of the apparatus. 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
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