

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	M & L INVESTMENT PARTNERS	Code Number	ISY P/2021/0683
Agent	MRS JENNY COXON CAULMERT LTD 8 ST GEORGES COURT ALTRINCHAM BUSINESS PARK DAIRY HOUSE LANE ALTRINCHAM WA14 5UA	Date Received	08/07/2021
		Decision Date	18/04/2023

Town and Country Planning Act, 1990

Location of application

2, ELM POINT, ABBEY ROAD NORTH, WREXHAM INDUSTRIAL ESTATE,
WREXHAM, LL13 9UE

Description of application

ESTYNIAD I'R IARD GWASANAETH / EXTENSION TO SERVICE YARD

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
EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
GDP1	Development objectives
PS2	Development and the environment

Revision	Date	Description of Decision
0	18/04/2023	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.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 17049-C4C-BB-00-DR-A-(00)500 Rev P06 and G7128.003K Rev L Dated 17.02.2022, and as contained within the application documentation.

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3. Within six months of the first use of the development, trees and shrubs shall be planted on the site in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

4. The Habitat Enhancement Scheme as shown on drawing no. G7128.003K Rev L Dated 17.02.2022 approved as part of this application, shall be fully implemented in all respects prior to first use of the development hereby approved. The habitat improvements shall thereafter be permanently retained.

5. No part of the development shall commence until a long-term management and surveillance plan, covering a period of a minimum of 24 years and 364 days, has been submitted to and approved in writing by the Local Planning Authority. This plan should comprise, but not be limited to:

"" Defined aims and objectives (for each identified ecological feature);

"" Management prescriptions for each identified ecological feature;

"" contingency prescriptions if adverse factors such as invasive non-native species colonize the site;

"" Skills, competencies and licensing requirements for habitat management and surveillance;

"" Long term annual surveillance with results uploaded to the Wales Monitoring database;

"" Proposed changes to tenure (Amphibian and Reptile Conservation (ARC) or North Wales Wildlife Trust;

"" Proposals that regulators can utilise in the event of lack of inappropriate actions being carried out on site;

"" Resource provision;

"" contingencies in the event of mitigation for the features of interest not being effective.

The measures as are approved shall thereafter be fully implemented in accordance with the approved timescales, all to be agreed in writing before any part of the development commences on site.

6. No light source from any floodlights hereby granted consent shall be directly visible to drivers of motor vehicles using the adjacent highway.

7. The service yard shall not be illuminated outside of the premises opening hours.

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8. Prior to installation on site, full details of the proposed external lighting columns and lamps shall be submitted to, and approved in writing by, the Local Planning Authority. The details shall include a specification for hooded, directional, warm LED lighting and ongoing maintenance. The lighting scheme shall thereafter be implemented prior to use of the parking area and maintained in strict accordance with these details as are approved.

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 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.
5. 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.
6. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
7. 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.

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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.

Note(s) to applicant

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

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 01978 292040 for further advice and information.

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The Applicant is advised that under the Environmental Protection Act 1990, 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 Planning & Regulatory Department on 01978 292040 for further advice and information.



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