

WREXHAM COUNTY BOROUGH COUNCIL
PLANNING COMMITTEE MEETING OF 24 JULY 2023

REPORT OF THE CHIEF OFFICER ECONOMY AND PLANNING
ADDENDUM REPORT

This report summarises information received since the Agenda was compiled including, as appropriate, suggested amendments to recommendations in the light of that information. It also lists those people wishing to address the Committee.

Where the Council has received a request to address the Committee, the applications concerned will be considered first in the order indicated in the table below. The remaining applications will then be considered in the order shown on the original agenda unless indicated by the Chair.

ITEM 4 – DEVELOPMENT CONTROL APPLICATIONS

<i>Page Nos</i>	<i>Community</i>	<i>Planning Ref</i>	<i>Speaker Against</i>	<i>Speaker For</i>
7-17	Llansantffraid Glyn Ceiriog	P/2022/0832		✓
33-43	Coedpoeth	P/2023/0138	✓	✓
45-56	Esclusham	P/2023/0175		✓

Pages 7-17 Llansantffraid Glyn Ceiriog P/2022/0832

Minafon Maybury Avenue Glyn Ceiriog

SPEAKER – FOR Mr David Salzman

Pages 33-43 Coedpoeth P/2023/0138

Land South of Nant Cottage, Lower Road Coedpoeth

SPEAKER – AGAINST Mr Steve Jones, DS Jones and Co.

SPEAKER – FOR Mr Dafydd Edwards, Blueprint Architectural Services

Pages 45-56 Esclusham P/2023/0175

Land to north of Legacy sub-station, Bronwylfa Road, Talwrn.

SPEAKER – FOR Mr Philip Roden, Axis

ADDENDUM

Pages

7-17

Code Number

P/2022/0832

Consultations

Highway Officer

Raises no objection. The Highway Officer advises that increase in traffic would be insignificant. The Highway Officer also advises that the absence of off-street parking would not be a valid reason for refusal given the property and others have utilised on-street parking for many years without recorded incidents.

NRW

Raises no objection subject a condition being imposed to require a scheme of external lighting to ensure no adverse impact on Otters.

NRW also advises that the developer should adhere to pollution prevention guidelines.

Recommendation

Planning permission is granted subject to condition 5 being amended as follows:

No external lighting shall be installed until full details have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:

- i. Details of the siting and type of external lighting to be used;
- ii. Drawings setting out light spillage within the site; and
- iii. Details of lighting to be used both during construction and when the development is occupied

Lighting shall thereafter be installed in accordance with the approved details.

PAGES

19-26

'Code Number'

P/2023/0008

Consultations

Highway Officer

The Highway Officer has reviewed the additional information received on 20 June and confirms they have no additional comments to make.

The Highway Officer advises that the applicant will need into a S278 agreement

Applicant's Submission

An amended plan was received on 20 June which clarifies the parking layout and confirms that it accords with LPGN 16 'Parking Standards'. The plan also confirms the areas for deliveries and servicing as well as vehicular and pedestrian movement into and across the site.

Observations

Amendments to condition nos.2 and 6 are required to refer to the amended plan. An additional consideration is also required

An advisory note is also required in respect of any works to the adopted highway, at the access points.

Recommendation

Planning permission is granted subject to conditions 2 and 6 amended and condition 12 and an advisory note as set out below:

Condition 2

The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) number GDL\CO OP\01 Rev A, DR007/Rev01 and the 1:1250 Location Plan dated December 2022, and as contained within the application documentation.

Condition 6

The vehicular parking and turning areas as shown on approved drawing nos. GDL\CO OP\01 Rev A (received June 2023) and 23078-010 shall be fully laid out, surfaced and drained prior to first use of the development hereby permitted. 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.

Condition 12

Prior to first use of the development the site shall be laid out in strict accordance with layout plan no. GDL\CO OP\01 Rev A.

Informative

A written agreement must be obtained (as required by section 278 of the Highways Act 1980) from the Highway Authority in order to make any changes to the adopted highway in connection with condition no. 12. Further guidance can be obtained from the Highway Authority of Wrexham County Borough Council on telephone 01978 729670.

Pages

45-56

Code Number

P/2023/0175

Consultations

NRW

Raises no objection subject to a condition requiring the development to be carried out in accordance with the Construction Environmental Management Plan (CEMP).

Observations

Condition 3 needs to be amended to include reference to the CEMP. A condition to secure net biodiversity benefit is also required.

Recommendation

Planning permission be granted subject to condition 3 being amended and condition 8 be added as set out below::

Condition 3

The development shall be carried out in strict accordance with the following plans and reports submitted and approved as part of this application:

Arboricultural Method Statement Arbtech AMS 01/Rev3 Rev C

Arbtech Arboricultural Impact Assessment 01 Rev B

Arbtech Tree Protection Plan 01 Rev B

Ecological Assessment AxisL-043-1215 V1

Full Great Crested Newt Mitigation Strategy, Ref: AxisL-043-1215, Avian Ecology

Construction Environmental Management Plan, Reference 2658-03-CEMP/JM

No development or other operations shall take place except in strict accordance with the reports as approved.

Condition 8

Before the first use of the development hereby permitted a scheme of net biodiversity benefit shall be implemented in accordance with details first submitted to and approved in writing by the Local Planning Authority. The approved measures for net biodiversity benefit shall thereafter be permanently retained.

Reason: To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 11

Pages

57-62

Code Number

P/2023/0335

Consultations

Councillor Robert Walsh

Has commented he supports the application if the concerns Llay Community Council have can be satisfactorily addressed

Recommendation

Unchanged