

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	MR ALEX LOVEN NET WORLD SPORTS	Code Number	ISY P/2022/0366
Agent	CBRE MISS SARAH GRADY 10TH FLOOR ONE ST PETERS SQUARE MANCHESTER M2 3DE	Date Received	25/03/2022
		Decision Date	13/07/2022

Town and Country Planning Act, 1990

Location of application

LAND SOUTH OF RIDLEY WOOD ROAD, BRYN LANE, WREXHAM
INDUSTRIAL ESTATE, WREXHAM, LL13 9UT

Description of application

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OF 4 SUBSTATIONS AND ASSOCIATED INFRASTRUCTURE

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
GDP1	Development objectives
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	13/07/2022	PLANNING PERMISSION ISSUED
1	14/02/2023	P/2022/1062 - DISCHARGE OF CONDITION 9 (TREES) OF PLANNING PERMISSION P/2022/0366

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 refs: 108 4838-101-E01, 1084838-101-E05 Rev B, 19153-C4P-AV-ZZ-DR-A-0508 Rev P15 and 19153-C4P-AV-ZZ-DR-A-0121 Rev P7, 19153-C4P-AV-XX-DR-A-0113 Rev P2 and as contained within the application documentation.

3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.

4. 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.

5. The development shall be carried out in strict accordance with the findings, methodology and recommendations contained within the AMPHIBIAN, HEDGEHOG AND NESTING BIRD CONSTRUCTION METHOD STATEMENT, as carried out by TEP Ref: 8304.012 and dated June 2022 approved as part of this application.

6. The development shall be carried out in strict accordance with the following plans and report(s) submitted and approved as part of this application:

1) Arboricultural Method Statement ref BTC2464/Tree Protection Scheme/Bowland Tree Consultancy/Rev 2.

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

7. The tree supervisory works shall be carried out and documented, by the named consultants, in strict accordance with the proposed method and frequency of supervision and site visits procedures contained within the email dated 11/07/2022 (Sarah Grady), approved as part of this application. Any breaches of the agreed working methods or tree related planning conditions, identified by the named consultants, shall be rectified by the developer in strict accordance with the measures as required by the consultants. Full details of each of the site inspection monitoring reports shall be made available for inspection by this Council upon request.

9. Prior to first use of the development hereby approved, an arboricultural completion statement shall be submitted to, and approved in writing by, the Local Planning Authority.

Approved on: 14/02/2023 **Reference Number:** P/2022/1062

By: Wrexham County Borough Council

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Approved Site Inspection Ref: Treework Environmental Practice –
28/11/2022

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 the amenities of the occupiers of nearby properties in accordance with Policy GDP1 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. To protect trees which are of significant amenity value to the area in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.
7. 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.
9. To protect trees which are of significant amenity value to the area in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.

Note(s) to applicant

All works relating to this development which are audible beyond the site boundary should be carried out only between 7.30 and 18.00 hrs Monday to Friday, and 08.00 to 14.00 hrs 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.

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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.

The applicant must adhere to the times given above wherever possible. If however there are urgent or unavoidable circumstances requiring works outside of the specified times, permission to proceed may be sought by contacting the Council's Environmental Health and Housing Standards at: healthandhousing@wrexham.gov.uk or on 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.

Detailed advice has been issued by Natural Resources Wales (NRW) which is available on the Council's planning applications website.

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

**In pursuance of its powers under the Acts
an 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**