

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 G RICHARDS	Code Number	ISY P/2022/0862
Agent	MR WILLIAMS GLASCOED HALL GLASCOED ROAD FFRITH WREXHAM LL11 5LT	Date Received	24/12/2021
		Decision Date	24/11/2022

Town and Country Planning Act, 1990

Location of application

DRAGON HYDRAULICS, UNIT 3 ABBEY ROAD NORTH, WREXHAM
INDUSTRIAL ESTATE, WREXHAM. LL13 9RX

Description of application

ESTYNIAD I UNED DDIWYDIANNOL / EXTENSION TO 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:-

E1	Employment allocations
EC6	Biodiversity Conservation
GDP1	Development objectives
PS1	Settlement limits
T8	Parking

Revision	Date	Description of Decision
0	24/11/2022	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 and labelled as follows:
 - Buy A Plan ref: SJ38255064
 - Buy A Plan ref: SJ38225063
 - Proposed site plan, Drawing no: 909/2

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- Existing and proposed floor plans, Drawing no: 909/3
 - Proposed elevations, Drawing no: 909/5
 - Planning Statement
 - Ecological appraisal by Ecological Land Management, dated May 2022 and as contained within the application documentation.
3. No facing or roofing materials shall be used other than materials matching those used on the existing building.
 4. Prior to development commencing a scheme of Net Benefit for Biodiversity shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented and maintained throughout the lifetime of the development.

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 ensure that the development has a positive benefit for biodiversity i.e. a better outcome than if the site were left undeveloped, which will be in place for the lifetime of the development, 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.

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 Environmental Health & Housing Standards Team on 01978 292040 for further advice and information.

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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 Environmental Health & Housing Standards Team on 01978 292040 for further advice and information.

The developer is required to explore and fully exhaust all surface water drainage options outlined under Sections 3.2 and 3.4 of Part H of the publication 'Building Regulations 2000. Disposal should be made through the hierarchical approach, preferring infiltration and, where infiltration is not possible, disposal to watercourses in liaison with the Land Drainage Authority, Natural England and/or the Environment Agency.

The proposed development site is crossed by a public sewer with the approximate positions being marked on the attached Statutory Public Sewer Record. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times. No part of any building will be permitted within 3 metres either side of the centreline of the 150mm public surface water sewer.



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

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