

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 P GRAY	Code Number	ESC P/2022/0089
Agent	MR H EDSALL JNL DESIGN 51 BURNTWOOD ROAD DRURY BUCKLEY CH7 3EL	Date Received	25/10/2021
		Decision Date	26/08/2022

Town and Country Planning Act, 1990

Location of application

PLAS GRONO FARM, ERDDIG, WREXHAM, LL13 0YR

Description of application

GOSOD PWLL NOFIO UNLLAWR NEWYDD AR DIR GYDA CHYSYLLTIAD I YSGUBOR BRESENNOL / INSTALLATION OF NEW SINGLE STOREY SWIMMING POOL WITHIN GROUNDS WITH LINK TO EXISTING BARN

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

EC13	Surface water run-off
EC6	Biodiversity Conservation
GDP1	Development objectives

Revision	Date	Description of Decision
0	26/08/2022	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 G23/6 and G24/1 Rev D, 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. No land drainage run-off, or foul or surface water shall be permitted to discharge or connect to a public sewerage system, either directly or indirectly.

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5. The development shall be carried out in strict accordance with the findings and recommendations contained within the Ecology Assessments as carried out by Enfys Ecology, referenced BAT MITIGATION AND CONSERVATION PLAN Version 1, and dated 20/12/2020, and REASONABLE AVOIDANCE METHOD STATEMENT FOR GREAT CRESTED NEWTS, dated 17/01/2022 approved as part of this application. The mitigation and compensation measures hereby approved shall be fully implemented prior to first use of the development.

6. No part of development shall commence, including any site clearance, a site wide species Conservation Plan has been submitted to and approved in writing by the Local Planning Authority. The Conservation Plan should include:

- * Build upon the principles outlined in (Wake, K. (2022) Plas Grono, Erddig: Reasonable Avoidance Method Statement for Great Crested Newts. Enfys Ecology. (Unpublished Report Ref EE.756.22.2/kw), Wake, K. (2020) Plas Grono, Erddig: Bat Mitigation and Compensation Plan. Enfys Ecology. (Unpublished Report Ref EE.756.22.1/kw)).

- * Ecological Compliance Audit, including key performance indicators.

- * Biosecurity Risk Assessment and Method Statement that considers invasive non-native species and specific diseases (e.g., Chytrid).

The species Conservation Plan shall be carried out in strict accordance with the approved details.

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 integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.

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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.

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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

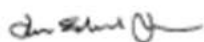
Detailed advice has been issued by Natural Resources Wales (NRW) which is available on the Council's planning applications website.

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. 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.

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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.



Ian Jones

Prif Swyddog Cynllunio a Rheoleiddio Dros Dro

Interim Chief Officer Planning & Regulatory

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