

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 JOSH HORROX BDN	Code Number	ISY P/2022/0601
Agent	BUILDING DESIGN (NORTHERN) JOSH HORROX THE OLD SCHOOL SIMPSON STREET SUNDERLAND SR4 6DR	Date Received	29/06/2022
		Decision Date	12/10/2022

Town and Country Planning Act, 1990

Location of application

JAMES JONES AND SONS, PALLETS AND PACKAGING LTD, OAK ROAD,
WREXHAM, , LL13 9PH

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:-

EC6
GDP1
PS1
PS11
PS2
T8

Revision	Date	Description of Decision
0	12/10/2022	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 5 years from the date of this permission.
2. The development hereby permitted shall only be carried out in strict accordance with the details shown on the following approved documents and drawings:

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- Application Form, dated 29 June 2022;
- Design & Access Statement (ref: S3220). Dated 28 June 2022;
- Location Plan (ref: S3220-BDN-XX-XX-DR-A-0016 - Rev.P1), dated 26 May 2022;
- Proposed Site Plan (ref: S3220-BDN-XX-XX-DR-A-0019 - Rev.T2), dated 15 September 2022;
- Proposed Elevations (Northern Extension) (ref: S3220-BDN-XX-XX-DR-A-0022 - Rev.P2), dated 26 May 2022;
- Proposed Plans (Northern Extension) (ref: S3220-BDN-XX-XX-DR-A-0020 - Rev.P2), dated 26 May 2022;
- Marches Ecology - Great Crested Newt Development License Application - Method Statement, dated 30 June 2022;
- Marches Ecology - Great Crested Newt Development License Application - Annex K.5 - Ecological Management Plan (ref: C442/EMP/1.0), dated 30 June 2022;
- Marches Ecology - Great Crested Newt Development License Application, Method Statement - K.6 - Biosecurity Risk Assessment, dated 30 June 2022;
- Marches Ecology - Proposed New Native Hedgerow Plan, dated 27 June 2022.

3. No surface water from any increase in the roof area of the building/or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

4. The development hereby approved, shall be undertaken at all times in strict accordance with the Control Measures set out within Section 5 of the Marches Ecology - Great Crested Newt Development License Application, Method Statement - K.6 - Biosecurity Risk Assessment, dated 30 June 2022, and with the Action Plan set out within Section 4 of the Marches Ecology - Great Crested Newt Development License Application - Annex K.5 - Ecological Management Plan (ref: C442/EMP/1.0), dated 30 June 2022.

5. No facing or roofing materials shall be used for the development hereby permitted other than those detailed within the Application Form dated 29 June 2022, and as shown on the approved plans 'Proposed Elevations (Northern Extension) (ref: S3220-BDN-XX-XX-DR-A-0022 - Rev.P2), dated 26 May 2022.

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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 prevent hydraulic overloading of the public sewerage system, to protect health and safety of existing residents and ensure no pollution of or detriment to the environment.
4. To ensure appropriate protection is afforded to protected species, habitats and the natural environment at all times.
5. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.

Note(s) to applicant

1. The applicant is advised that some public sewers and lateral drains may not be recorded on our maps; some sewers were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation. If you have any queries please contact the undersigned on 0800 917 2652 or via email at developer.services@dwrcymru.com



David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio
Chief Officer Economy and Planning

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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