

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	SCREWFIX DIRECT LTD	Code Number	LLA P/2022/0985
Agent	HYBRID PLANNING AND DEVELOPMENT MISS CHARLOTTE MILLS THE OLD VYNER STREET GALLERY 23 VYNER STREET LONDON E2 9DG	Date Received	15/11/2022
		Decision Date	09/01/2023

Town and Country Planning Act, 1990

Location of application

UNIT 9, AERIAL ROAD, LLAY INDUSTRIAL ESTATE, LLAY, WREXHAM.
LL12 0PX

Description of application

NEWID DEFNYDD ADEILAD O DDOSBARTH SUI GENERIS I DDOSBARTH B8 (STORFA A DOSBARTHU) / CHANGE OF USE OF BUILDING FROM CLASS SUI GENERIS TO CLASS B8 (STORAGE AND DISTRIBUTION)

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

E4	Employment development within settlements
EC6	Biodiversity Conservation
GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	09/01/2023	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.

Applicant	SCREWFIX DIRECT LTD	Code	LLA P/2022/0985
Agent	HYBRID PLANNING AND DEVELOPMENT MISS CHARLOTTE MILLS THE OLD VYNER STREET GALLERY 23 VYNER STREET LONDON E2 9DG	Number Date Received	15/11/2022
		Decision Date	09/01/2023

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 and as contained within the application documentation:
 - 6817-SF_LLAY-RIL-00-XX-DR-I-0024-LOCATION_PLAN-P3, Dated 26.10.2022
 - 6817-SF_LLAY-RIL-00-XX-DR-I-0026-BLOCK_PLAN-P3, Dated 26.10.2022
 - 6817-SF_LLAY-RIL-00-XX-DR-I-0025-TRACKING-P3, Dated 26.10.2022
 - 6817-SF_LLAY-RIL-00-XX-DR-I-0021-GA-P3, Dated 26.10.2022
 - 6817-SF_LLAY-RIL-00-XX-DR-I-0023-ELEV-P3, Dated 26.10.2022
 - Transport Assessment Form by hybrid.
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.

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 the health and safety of existing residents and ensure no pollution of or detriment to the environment.

Note(s) to applicant

All works in relation to the implementation of this permission, including deliveries to and /or leaving the site, should be undertaken only between the hours of 07.30 to 18.00 Monday to Friday, 08.00 to 14.00 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.

Applicant	SCREWFIX DIRECT LTD	Code Number	LLA P/2022/0985
Agent	HYBRID PLANNING AND DEVELOPMENT MISS CHARLOTTE MILLS THE OLD VYNER STREET GALLERY 23 VYNER STREET LONDON E2 9DG	Date Received	15/11/2022
		Decision Date	09/01/2023

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 work outside of the specified times, permission to proceed may be sought by contacting Environmental Health & Housing Standards at healthandhousing@wrexham.gov.uk or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.

The proposed development site is crossed by public sewers 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 sewers.



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