

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 SARA GREEN

Code GRE P/2022/0660

Agent

No
Date 15/07/2022
Received

Decision 07/11/2022
Date

Town and Country Planning Act, 1990
Section 73

Location of application

COLLIERS PARK, CHESTER ROAD, GRESFORD, WREXHAM. LL12 8PW

Description of application

TYNNU AMOD 05 O GANIATAD CYNLLUNIO P/2018/0194 / REMOVAL OF
CONDITION 05 OF PLANNING PERMISSION P/2018/0194

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
GDP1	Development objectives
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	07/11/2022	Planning permission issued

Particulars of decision that permission be GRANTED
Subject to the following:-

Condition(s)

1. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered:-
 - CPW-LAW-X-X-DSP-AR-910001 Rev T1 - SITE LOCATION PLAN
 - CPW-LAW-X-X-DSP-AR-919191 Rev T2 - PROPOSED SITE PLAN
 - CPW-LAW-X-X-DFP-AR-061101 Rev T2 - PROPOSED GROUND FLOOR PLAN
 - CPW-LAW-X-X-DFP-AR-061102 Rev T2 - PROPOSED FIRST FLOOR PLAN
 - CPW-LAW-X-X-DFP-AR-062101 Rev T1 - PROPOSED ELEVATIONS ONE
 - CPW-LAW-X-X-DFP-AR-062102 Rev T1 - PROPOSED ELEVATIONS TWO

Applicant MISS LUCY SCOTT

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- SK11 - STEEL FRAME METAL CLAD PITCH MAINTENANCE & FOOTBALL EQUIPMENT STORAGE BUILDINGS
- SK07 - FLOODLIGHTING LAYOUT
- EXTERNAL PITCH FLOODLIGHTING REV 3 DATED 07.03.18
- SK01 - PITCH LAYOUT

and as contained within the application documentation.

2. The drainage shall be connected and maintained in accordance with the detail contained in the following drawings and documentation:-

- 3829 EW03 Rev A - PROPOSED DRAINAGE LAYOUT ZONE A
- 3829 EW04 Rev A - PROPOSED DRAINAGE LAYOUT ZONE B
- 3829 EW05 Rev A - PROPOSED DRAINAGE LAYOUT ZONE C
- 3829 EW06 Rev A - PROPOSED DRAINAGE LAYOUT OVERALL
- 3829 EW07 - PROPOSED AREAS DRAWING
- 3829 EW08 - PROPOSED KRBING SURFACING & WHITE LINING LAYOUT ZONE A
- 3829 EW09 - PROPOSED KRBING SURFACING & WHITE LINING LAYOUT ZONE B
- 3829 EW10 - PROPOSED DRAINAGE DETAILS
- Report 3829 - Drainage Strategy

3. The permanent and moveable ball stop rigid fencing and netting, spectator stands, camera gantries and irrigation tanks and pumps shall be retained as per the details contained in accordance with the approved plans -

- Proposed fence and ball stop netting elevations dwg. SK15
- Document titled Colliers Park - Planning Consent Information Rev A dated 02/05/2018

4. At no time shall there be in excess of 200 people on the site including players, coaches, other training centre officials or employees, spectators or other visitors, but excluding any representative of the local planning authority or member of the police force present in an official capacity

5. No trees or hedges shall be removed from the site other than those specifically referred to in the approved report of S. Shields dated 23.11.2017 reference AIA/CPG/11/17 or on approved drawing SK12 - TREE REMOVAL PLAN contained within application P/2018/0194

6. No floodlights shall be operational between the hours of 2000 and 0600 from 1 April and 30 September unless otherwise agreed in writing by the local planning authority.

7. The visibility splays at the access shall be maintained to provide visibility splays of 2.4 metres x 120 metres to the south measured to the nearside edge of the adjoining highway, and 2.4 metres x 75 metres to the north measured to the centreline of the adjoining highway. Within these

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splays there shall be no obstruction above the level of the adjoining carriageway.

8. The car parking and turning areas shall be retained in accordance with the detail as shown on drawing number CPW-LAW-X-X-DSP-AR-919191 Rev T2 - PROPOSED SITE PLAN as submitted as part of application P/2018/0194

9. The pedestrian access approved under application P/2018/0194 and shown on plan CPW-LAW-X-X-DSP-AR-919191 Rev T2 - PROPOSED SITE PLAN shall be permanently maintained and available for use during opening hours of the facility.

10. Within 2 months of the date of this decision a Car Parking Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan, has approved shall be fully implemented at all times.

Reason(s)

1. To define the scope of the planning permission
2. To ensure the proper drainage of the site.
3. To define the terms of the planning permission and in the interests of the wider amenity of the area
4. In the interests of highway safety and to ensure the amenity of the neighbouring occupiers.
5. In the interests of retaining habitat and in the amenity of the area.
6. In the interest of protecting foraging bats.
7. In the interests of highway safety
8. To provide adequate parking and turning facilities for the site
9. In the interests of pedestrian safety
10. To ensure the car parking facilities are available for user of the facility

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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