

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 MARIO KREFT PENDINE PARK CARE ORGANISATION (SUMMERHILL) LTD	Code No	GWE P/2019/0126
Agent	MCCORMICK ARCHITECTURE LTD MR G MARK ROBERTS THE MORRINGS ROWTON BRIDGE ROAD CHRISTLETON CHESTER CH3 7AE	Date Received	19/02/2019
		Decision Date	03/06/2019

Town and Country Planning Act, 1990

Location of application

PENDINE PARK NURSING HOME, SUMMERHILL ROAD, STANSTY, WREXHAM, LL11 4YE

Description of application

OUTLINE APPLICATION FOR PROVISION OF NEW SPECIALIST AND EXTRA CARE FACILITY TO EXPAND AND COMPLIMENT EXISTING SERVICES AND FACILITIES

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

CLF2	New facilities
EC1	Green Barriers
EC13	Surface water run-off
EC4	Hedgerows, Trees and Woodland
GDP1	Development objectives
H11	Residential and nursing homes
PS1	Settlement limits
PS2	Development and the environment
PS3	Brownfield Land
PS4	Settlement Pattern
T8	Parking

Revision	Date	Description of Decision
0	03/06/2019	Planning permission issued

Particulars of decision that Outline Planning Permission be GRANTED
Subject to the following:-

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Condition(s)

1. Approval of the following details shall be obtained from the Local Planning Authority before any part of the development is commenced:
 - a. the layout of the building(s)
 - b. the scale of the building(s)
 - c. the appearance of the building(s)
 - d. the means of access to the site and building(s)
 - e. the landscaping of the site.
2. Plans and particulars of the reserved matters referred to in condition 1 (above) shall be submitted in writing to the Local Planning Authority before the expiry of three years from the date of this permission. The development shall only be carried out in strict conformity with such details as are approved.
3. The development hereby approved shall be commenced before the expiry of five years from the date of this permission or before the expiry of two years from the date of approval of the last of the reserved matters required to be approved, whichever is the later.
4. The development hereby approved shall be limited to a 3000 square metre care facility falling within use class C2 of Town and Country Planning (Use Classes) Order 1987 (as amended).
5. As part of the detail reserved by condition no.1, a landscaping and ecological mitigation and management scheme shall be submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the detail as may be approved and in accordance with timescales to be approved as part of the submission.
6. No part of the development shall commence until a scheme for the comprehensive and integrated drainage of the site indicating how foul water, surface water and land drainage will be dealt with along with future long term management plans has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be implemented in accordance with a timescale to be agreed as part of the submitted details and maintained thereafter.
7. No part of the development shall commence until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. No development or other operations

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shall take place except in strict accordance with Method Statement as is approved. The Method Statement shall include the following:

- a) A specification for tree protection fencing and ground protection measures that comply with British Standard 5837:2012;
- b) A Tree Protection Plan showing the location of the trees to be removed and retained with their crown spreads, Root Protection Areas, Construction Exclusion Zones, and location of protective fencing and ground protection measures accurately plotted;
- c) A full specification for any access, driveway, path, underground services or wall foundations within retained tree Root Protection Areas or Construction Exclusion Zone , including any related sections and method for avoiding damage to retained trees;
- d) Details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires;
- e) Details of the frequency of supervisory visits and procedures for notifying the findings of such visits to the Local Planning Authority;
- f) Method for protecting retained trees during demolition works;
- g) Details of all proposed tree works, including felling and pruning.

8. No development shall commence until a scheme of reasonable avoidance measures (RAMS) in relation to great crested newts has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved scheme.

9. As part of the detail reserved by condition no.1, provision for a scheme of bat conservation measures and a scheme of external lighting (based on a detailed light spill analysis) which accords with the principles laid out in section 5. of the approved report of Kingdom Ecology - dated 25.10.2018 shall be made. The development shall be carried out in accordance with the approved plan.

10. Prior to the commencement of development a biosecurity risk assessment shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved plan.

11. The rating level of any noise generated by air handling plant associated with the development shall not exceed the pre-existing background level by more than 5dB(A) at any time. The noise levels shall be determined at nearby noise sensitive premises, and measurements and assessment shall be made

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in accordance with BS4142:2014 Method of Rating Industrial Noise Affecting Mixed Residential and Industrial areas.

Reason(s)

1. To comply with the provisions of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012
2. To comply with Section 92 of the Town and Country Planning Act, 1990.
3. To comply with Section 92 of the Town and Country Planning Act, 1990.
4. In order to define the terms of the planning permission and ensure that the scale of the development is consistent with the existing site context in accordance with policies PS2 and GDP1 of the Wrexham Unitary Development Plan.
5. In the interests of the visual amenity of the area and to ensure that the ecological interests of the site are not harmed to comply with policies PS2 and GDP1 of the Wrexham Unitary Development Plan.
6. To ensure that effective drainage facilities are provided for the proposed development, and that no adverse impact occurs to the environment or the existing public sewerage system in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.
7. To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s) in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.
8. To ensure the ecological interests of the site are not harmed to comply with policies PS2 and GDP1 of the Wrexham Unitary Development Plan.
9. To ensure the ecological interests of the site are not harmed to comply with policies PS2 and GDP1 of the Wrexham Unitary Development Plan.
10. To ensure the ecological interests of the site are not harmed to comply with policies PS2 and GDP1 of the Wrexham Unitary Development Plan.
11. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

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Note(s) to applicant

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
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Officer Appointed for this purpose
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