

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 R WILLIAMS	Code Number	MAR P/2022/0400
Agent	ROGER PARRY & PARTNERS LLP MR RICHARD CORBETT THE ESTATE OFFICE 20 SALOP ROAD OSWESTRY SHROPSHIRE SY11 2NU	Date Received	19/04/2022
		Decision Date	04/11/2022

Town and Country Planning Act, 1990

Location of application

STRYT YR HWCH FARM, SONTLEY, WREXHAM, LL13 0YA

Description of application

NEWID DEFNYDD O DIR AC ADEILAD I 4 GWEITHDY UNIGOL GYDA STORFA ATEGOL (DEFNYDD B1) A PHARCIO ATEGOL / CHANGE OF USE OF LAND AND BUILDING TO 4NO. INDIVIDUAL WORKSHOPS WITH ANCILLARY STORAGE (USE CLASS B1) AND ANCILLARY PARKING

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

GDP1	Development objectives
PS2	Development and the environment
PS3	Brownfield Land
PS4	Settlement Pattern
T8	Parking

Revision	Date	Description of Decision
0	04/11/2022	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.

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2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered RJC-MZ426-11 Dated 05/10/2022, RJC-MZ426-13 Dated 05/10/2022 and RJC-MZ426-03 Dated 27/07/2022, 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. Prior to first use of the development the site shall be laid out in strict accordance with layout plans nos. RJC-MZ426-11 Dated 05/10/2022 and RJC-MZ426-13 Dated 05/10/2022.
5. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 43 metres in both directions measured to the centreline of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
6. Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 10 metres behind the adjoining highway.
7. There shall be no gates or other means of enclosure across the vehicular access point within 10 metres of the highway boundary.
8. No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.
9. There shall be no WC or other wastewater generating facilities of any kind within the approved commercial units, or on any part of the application site, or on land adjacent to the application site for use in connection with the use of the development hereby approved.
10. Within three months of commencement of development, full details of a scheme of Net Biodiversity Benefit (NBB) together with a timescale for the implementation of these measures, shall be submitted to, and approved in writing by, the Local Planning Authority.
11. The NBB scheme submitted and approved in connection with condition no. 10 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.

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12. The rating level of any noise generated by reason of this development shall not exceed the pre-existing background level at any time. The noise levels shall be determined at nearby noise sensitive premises, and measurements and assessment shall be made in accordance with BS4142:2014 Method for rating and assessing industrial and commercial sound.

13. The units hereby approved shall operate as workshops with ancillary storage only and shall not be used for any other purposes, including any other use within Class B1 of the Town and Country Planning (Use Classes) Order 1987 (or any statutory instrument revoking and re-enacting that Order with or without amendment). The building shall be used for 4 no. separate units and the building shall not be occupied / operated as a single unit.

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification), no gates, fences, walls or other means of enclosure shall be erected on the site.

15. No storage shall take place in the open on any part of the site.

16. Prior to first use of the development, an external lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall:

- a) identify those areas and features on site that are particularly sensitive for wildlife and that are likely to cause disturbance in or around their foraging or commuting routes; and
- b) indicate where external lighting will be installed and the type of lighting to be used

The scheme shall relate to all parts of the application site and buildings and the scheme as is approved shall be fully implemented in strict accordance with the details as are approved, and no other external lighting shall be installed on any part of the site.

17. No use of the premises, including deliveries, shall be made outside the hours of 08.00 am to 20.00 pm Monday to Friday and 10.00 am to 14.00 pm Saturday to Sunday.

Reason(s)

- 1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

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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. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
5. To ensure that adequate visibility is provided at the proposed point of access to the highway in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
6. To ensure that no deleterious material is carried onto the highway, in the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
7. In the interest of the free and safe movement of traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
8. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
9. To prevent pollution of the water environment in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
10. To ensure that the development has a positive benefit for biodiversity i.e. a better outcome than if the site were left undeveloped, which will be in place for the lifetime of the development, in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
11. To ensure that the development has a positive benefit for biodiversity i.e. a better outcome than if the site were left undeveloped, which will be in place for the lifetime of the development, in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
12. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
13. To prevent pollution of the water environment and protect highway safety and residential amenity in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
14. 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.

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15. 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.

16. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area and to protect residential amenity, in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.

17. To ensure that the workshops are not used at a time which would be likely to cause nuisance or disturbance to nearby residents in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant

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.



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