

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 RICHARD MEAKIN	Code	LLA P/2022/0199
Agent	MISS FRANCESCA WRAY SIRIUS PLANNING 4245 PARK APPROACH THORPE PARK LEEDS LS15 8GB	No Date Received	25/02/2022
		Decision Date	26/04/2022

Town and Country Planning Act, 1990
Section 73

Location of application

P R HUGHES HAULAGE, MINERS ROAD, LLAY INDUSTRIAL ESTATE,
LLAY, WREXHAM, LL12 0PJ

Description of application

AMRYWIO AMOD 2 A 4 CANIATAD CYNLLUNIO P/2018/0517 I DIWYGIO
CYNLLUN Y SAFLE / VARIATION OF CONDITIONS 2 AND 4 OF PLANNING
PERMISSION P/2018/0517 TO AMEND SITE LAYOUT

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
EC11	Archaeology
EC13	Surface water run-off
EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
GDP1	Development objectives
PS1	Settlement limits
PS11	Biodiversity
PS12	Renewable energy
PS2	Development and the environment

Revision	Date	Description of Decision
0	26/04/2022	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.

Applicant	MR RICHARD MEAKIN	Code No	LLA P /2022 /0199
Agent	MISS FRANCESCA WRAY SIRIUS PLANNING 4245 PARK APPROACH THORPE PARK LEEDS LS15 8GB	Date Received	25/02/2022
		Decision Date	26/04/2022

2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered SRE1082/17/01 SRE1082 17 02 SRE1082 17 09 TFE1001 01 05 TFE1001 01 06 TFE1001 01 04 TFE1001/01/03 TFE1001 01 07 and as contained within the application documentation.

3. The vehicular parking area as shown on approved drawing number TFE1001/01/03 shall be fully laid out, surfaced and drained prior to first use of the development. This parking area shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking of motor vehicles at all times.

4. The site shall be remediated in accordance with the approved contamination scheme Geoenvironmental Appraisal Report C8016 Rev A September 2018 approved under P/2018/0517. If during the course of development any contamination is found that has not been identified in the site investigation, no further development shall take place on those parts of the site where that contamination has been found until an additional scheme of remediation has been submitted to and approved in writing by the Local Planning Authority for those parts of the site. The relevant parts of the site shall thereafter be remediated in accordance with the additional scheme of remediation.

5. Each part of the site subject to the remediation under the scheme approved as part of condition 04 shall not be occupied/used until a Validation Report has been completed in respect of that part of the site and submitted to and approved in writing by the Local Planning Authority.

6. Within six months of the first use of the development, trees and shrubs shall be planted on the site in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

7. The development shall be carried out in strict accordance with the following plans and report(s) submitted and approved as part of this application and permission P/2018/0517:

Arboricultural Method Statement, September 2018

No development or other operations shall take place except in strict accordance with the reports as approved.

8. The development shall be carried out in strict accordance with the findings and recommendations contained within the Ecology Assessment A1801/Conditions v3 Final, dated 11.10.2018, GCN report and statement approved as part of this application. The mitigation and compensation measures hereby approved shall be fully implemented prior to first use of the development.

Applicant	MR RICHARD MEAKIN	Code No	LLA P /2022 /0199
Agent	MISS FRANCESCA WRAY SIRIUS PLANNING 4245 PARK APPROACH THORPE PARK LEEDS LS15 8GB	Date Received	25/02/2022
		Decision Date	26/04/2022

9. A compliance audit shall be carried out by a qualified ecologist, independently of the appointed principal ecologist, in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. A copy of the completed audit reports should be submitted to and approved in writing by the Local Planning Authority after each phase of development.

10. Prior to commencement of development, the noise attenuation for the scheme shall be identified along with supporting evidence to confirm its suitability. The details of which shall be submitted to and approved in writing by the Local Planning Authority. The evidence shall provide predicted noise levels at sensitive receptors in accordance with BS4142.

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 provide for the parking of vehicles clear of the highway in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan
4. In the interests of the amenities of the future occupants of the buildings
5. In the interests of the amenities of the future occupants of the buildings
6. 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.
7. To protect trees which are of significant amenity value to the area in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.
8. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
9. In order to protect wildlife interests, which are afforded special protection in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
10. In the interest of safeguarding amenities in the surrounding locality.

Applicant	MR RICHARD MEAKIN	Code No	LLA P /2022 /0199
Agent	MISS FRANCESCA WRAY SIRIUS PLANNING 4245 PARK APPROACH THORPE PARK LEEDS LS15 8GB	Date Received	25/02/2022
		Decision Date	26/04/2022

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.

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 Environmental Health and 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.

Detailed advice has been issued by Natural Resources Wales (NRW) which is available on the Council's planning applications website.

Warning: An European protected species (EPS) Licence is required for this development.

This planning permission does not provide consent to undertake works that require an EPS licence.

It is an offence to deliberately capture, kill or disturb EPS or to recklessly damage or destroy their breeding sites or resting places. If found guilty of any offence, you could be sent to prison for up to 6 months and / or receive an

Applicant	MR RICHARD MEAKIN	Code No	LLA P /2022 /0199
Agent	MISS FRANCESCA WRAY SIRIUS PLANNING 4245 PARK APPROACH THORPE PARK LEEDS LS15 8GB	Date Received	25/02/2022
		Decision Date	26/04/2022

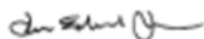
unlimited fine.

To undertake the works within the law, you can obtain further information on the need for a license from Natural Resources Wales on 03000 065 3000 or at <https://naturalresources.wales/conservation-biodiversity-and-wildlife/european-protected-species/?lang=en>

You are advised that the planning permission hereby granted does not authorise any building over, diversion, connection or other interference with any sewer, public or private, which crosses the site. Details are available in the Welsh water response on the Council's website. You are advised to contact Welsh Water, PO Box 10, Treharris, CF46 6XZ (Tel: 01443 331155) in this regard, prior to undertaking any groundwork in connection with the development. Should you be required to depart from the details hereby approved, you should contact the Council's planning department to seek further advice with regard to the submission of amended plans and / or a new planning application.

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: www.gov.uk/government/organisations/the-coal-authority



Ian Jones

Prif Swyddog Cynllunio a Rheoleiddio Dros Dro

Interim Chief Officer Planning & Regulatory

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

Applicant	«APPAPTITLE» «APPapp1st» «APPAPPSURNAME» «APPCompany»	Code Number	«APPParish» «APPCategory»/«A PPREFa»/«APPREF b»
Agent	«APPAGENTNAME» «APPAGENTA1» «APPAGENTA2» «APPAGENTA3» «APPAGENTA4» «APPAGENTPOST»	Date Received Decision Date	«APPReceived» «APPDECDATE»

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm