

Applicant TAYLOR WIMPEY NORTH WEST **Code No** BRY P/2021/0279

Agent	BARTON WILLMORE LLP MISS JODIE STOKES FLOOR 9 BANK HOUSE CHERRY STREET BIRMINGHAM B2 5AL	Date Received	12/03/2021
		Decision Date	16/5/2022

TOWN AND COUNTRY PLANNING ACT, 1990

Location of application

LAND EAST OF, HERITAGE WAY, TANYFRON, WREXHAM, , LL11 5SW

Description of application

DARPARU AMOD 4, 5, A 7 O CANIATAD CYNLLUNIO P/2020/0059
DISCHARGE OF CONDITONS 04 (DRAINAGE), 05 (CONTAMINATION) AND 07
(ARBORICULTURAL METHOD STATEMENT) OF PLANNING PERMISSION P/2020/0059

SPLIT DECISION

Refusal of application with regard to condition 4 drainage.

Details submitted:

5972/11C SABS layout

5972-01D Foul drainage layout

5972 SK07F Engineering layout

DCWW Type 3 pump station

Reason: Insufficient information has been submitted to demonstrate that the proposed development would not result in an increase in phosphate levels to the River Dee and Bala Lake Special Area of Conservation. The proposal is contrary to paragraph 6.4.18 of Planning Policy Wales and Policy EC6 of the Wrexham Unitary Development Plan.

Approval of application with regard to Condition 5 Contamination

Approved Details:

Ground Assessments at 'Lagoon Site', Parc Brymbo, Wrexham" prepared by Coopers dated 21 January 2021 for Taylor Wimpey North West

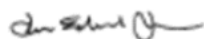
Build Phase Remediation and Validation Strategy for 'Lagoon Site', Parc Brymbo, prepared by Coopers dated 21 January 2021 (ref:7565bprs)

Approval of details with regard to condition 7 Arboricultural method statement

Approved Details:

8576.001 AMS submitted by TEP

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Ian Jones

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Interim 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