

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		Code Number	CEF P/2021/1204
Agent	MR ROBERT BENNETT 6 LAURELS AVENUE BANGOR ON DEE WREXHAM LL13 0BQ	Date Received	21/12/2021
		Decision Date	14/02/2022

Town and Country Planning Act, 1990

Location of application

CEFN DRUIDS FOOTBALL CLUB, THE ROCK, ROCK ROAD,
RHOSYMEDRE, WREXHAM, LL14 3YF

Description of application

GOSOD DRWS I DY CLWB PRESENNOL, GOSOD CABANAU DWBL A SENGL I'W DEFNYDDIO FEL SIOP, YSTAFELL GYFRYNGAU/SWYDDFA, GOSOD CYNHWYSYDD STORIO A CHODI FFENS 2.4M O UCHDER (YN RHANNOL OL-WEITHREDOL) / INSERTION OF DOOR TO EXISTING CLUBHOUSE, SITING OF DOUBLE AND SINGLE PORTACABINS FOR USE AS SHOP, MEDIA SUITE/OFFICE, SITING OF STORAGE CONTAINER AND ERECTION OF 2.4M HIGH FENCE (PARTLY IN RETROSPECT)

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
PS1	Settlement limits
PS2	Development and the environment

Revision	Date	Description of Decision
0	14/02/2022	Planning permission issued

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

Condition(s)

1. The use of the building shall cease and be abandoned before 31st March 2025. The building together with any hard standing, base or slab upon which it stands shall be completely removed and the land restored to its previous condition not later than one month after that date.

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2. No surface water from any increase in the roof area of the building/or impermeable surfaces within its curtilage shall be allowed to connect directly or indirectly to the public sewerage system.
3. 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.

Reason(s)

1. In accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan and having regard to its design and materials of construction, planning permission would not normally be granted in respect of temporary buildings in this location. Permission has been granted in this instance solely to allow the applicant adequate time to seek permanent, satisfactory accommodation.
2. To protect hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.
3. To protect the amenities of the occupiers of nearby properties.

Note(s) to applicant

Your attention is drawn to Highway Supplementary Notes Numbered 1, 3, 4 and 5 - 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

The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water Industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and

Applicant

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conform with the publication "Sewers for Adoption" – 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com



Officer Appointed for this purpose
Chief Officer Planning & Regulatory

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