

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 DARREN BRIMBLE READ CONSTRUCTION	Code Number	WRA P/2020/0475
Agent	TACP ARCHITECTS MR MATTHEW GREGORY PEMBROKE HOUSE ELLICE WAY WREXHAM TECHNOLOGY PARK WREXHAM LL13 7YT	Date Received	07/08/2020
		Decision Date	01/02/2021

Town and Country Planning Act, 1990

Location of application

BORRAS PARK COMMUNITY PRIMARY SCHOOL, BORRAS PARK ROAD, WREXHAM, , LL12 7TH

Description of application

ESTYNIADAU UNLLAWR A DEULAWR, GWEITHFEYDD ADNEWYDDU AC ARDALOEDD PARCIO CYSYLLTIEDIG AC ARDALOEDD HAMMDEN A GEMAU AWYR AGORED / ONE STOREY AND TWO STOREY EXTENSIONS, REFURBISHMENT WORKS AND ASSOCIATED PARKING AREAS AND OUTDOOR RECREATION AND GAMES AREAS

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
PS3	Brownfield Land
T8	Parking

Revision	Date	Description of Decision
0	01/02/2021	Planning permission issued
1	23/03/2021	Approval of details submitted in respect of condition 03
2	26/11/2021	Approval of details submitted in respect of condition 13
3	26/11/2021	Approval of details submitted in respect of condition 16
4	29/07/2022	Approval of details submitted in respect of condition 11

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5	23/08/2022	P/2020/0705 - NON-MATERIAL AMENDMENT TO PLANNING PERMISSION P/2020/0475 TO AMEND ELEVATION PLANS
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**Particulars of decision that permission be GRANTED
Subject to the following:-**

Condition(s)

- The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
- The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered
PLANNING DRAWINGS:
Proposed Borrás CP School iV Architectural
„hfnBOR-TACP-A1-R1-DR-A-0006_Existing_Roof_Plan iV Revision P02
„hfnBOR-TACP-A1-R1-DR-A-0009_Proposed_Roof_Plan iV Revision P02
„hfnBOR-TACP-A1-ZZ-DR-A-0004_Existing_Plans iV Revision P02
„hfnBOR-TACP-A1-ZZ-DR-A-0005_Existing_Elevations iV Revision P02
„hfnBOR-TACP-A1-ZZ-DR-A-0007_Proposed_GA_Floor_Plans iV Revision P02
„hfnBOR-TACP-A1-ZZ-DR-A-0008_Proposed_GA_Elevations iV Revision P03
Proposed Welsh Medium School iV Architectural
„hfnBOR-TACP-A2-00-DR-A-0007-WM_Ground_Floor_Plan_as_Existing iV Revision P02
„hfnBOR-TACP-A2-00-DR-A-0010-Nursery_Ground_Floor_Plan_as_Existing iV Revision P02
„hfnBOR-TACP-A2-00-DR-A-0104-WM-Ground_Floor_Plan_as_Proposed iV Revision P02
„hfnBOR-TACP-A2-00-DR-A-0106-Nursery_Ground_Floor_Plan_as_Proposed iV Revision P02
„hfnBOR-TACP-A2-01-DR-A-0009-WM_Roof_Plan_as_Existing iV Revision P02 iV Not shown on WCBC
Planning Department website.
„hfnBOR-TACP-A2-01-DR-A-0012-Nursery_Roof_Plan_as_Existing iV Revision P02

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„hfnBOR-TACP-A2-01-DR-A-0105-WM_Roof_Plan_as_Proposed iV
Revision P02
„hfnBOR-TACP-A2-01-DR-A-0107-Nursery_Roof_Plan_as_Proposed iV
Revision P02
„hfnBOR-TACP-A2-ZZ-DR-A-0008-WM_Elevations_as_Existing iV Revision
P02
„hfnBOR-TACP-A2-ZZ-DR-A-0011-Nursery_Elevations_as_Existing iV
Revision P02
„hfnBOR-TACP-A2-ZZ-DR-A-0202-WM_Elevations_as_Proposed iV
Revision P02
„hfnBOR-TACP-A2-ZZ-DR-A-0203-Nursery_Elevations_as_Proposed iV
Revision P02
Proposed Site Drawings iV Architectural
„hfnBOR-TACP-A0-XX-DR-A-0704_Location_Plan iV Revision P02
„hfnBOR-TACP-A0-XX-DR-A-0706_Proposed_Site_Plan iV Revision P02
„hfnBOR-TACP-A0-XX-DR-A-0707_Existing_Site_Plan iV Revision P01
Drainage Strategy iV Civil
„hfnBOR-JPS-XX-XX-DR-D-0001_Proposed_Site_Drainage_Layout_1 iV
Revision P03
„hfnBOR-JPS-XX-XX-DR-D-0002_Proposed_Site_Drainage_Layout_2 iV
Revision P03
External Lighting Proposal
„hfnBOR-DPL-A0-XX-DR-E-
0003_EXTERNAL_LIGHTING_LAYOUT_BORRAS_CP_SCHOOL iV
Revision P04
„hfnBOR-DPL-A0-XX-DR-E-
0004_EXTERNAL_LIGHTING_LAYOUT_WELSH_MEDIUM_SCHOOL -
Revision P03
Landscape Proposal
„hfn049.01- BOR-AZL-XX-XX-DR-L-0001- P03 - Landscape Strategy iV
Revision P03
PLANNING DOCUMENTS:
Design & Access Statement
„hfnBOR-TACP-A0-XX-RP-A-0001-Design_&_Access_Statement iV Issue 05
Parking Assessment
„hfnBOR-TACP-A0-XX-RP-A-0002-Parking_Assessment iV Document
superseded & included for reference
as part of planning submission.

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Pre-App Report

„hfn19076 Pre-Application Consultation Report iV Issue 03

Ecological Appraisal & Roost Assessment

„hfnEE.689.20.LB - Borrass Park Junior and Infants School - PEA PRA V3 -
Reduced file size iV Revision V3

Arboricultural Impact Assessment & Method Statement

„hfnWelsh Medium & Borrass Park CP School, Wrexham - Arboricultural
Impact Assessment & Method

Statement (Aug 2020) iV August 2020 iV Sent via email to WCBC Planning
Department on 19/08/2020

current document shown from May 2020.

Transport Assessment

„hfn200721 Travel Plan - Borrass Park Community Primary School iV First
Issue

„hfn200721 Travel Plan - Welsh Medium Primary School iV First Issue

„hfn200810 Car Park Management Plan with Appendices iV Second Issue -
Rev A (Dec 2020)

„hfn200810 Transport Statement iV Fourth Issue iV Rev C (Dec 2020)

Note: All Appendices to Transport Statement sent as separate items to WCBC
planning via email on the

20/08/2020 due to file size of original Transport Statement document. The car
park management plan

was revised and re-issued December 2020 together with the revised
Transport Statement.

Drainage Report

„hfnBOR-JPS-XX-XX-RP-D-0002_Foul_Drainage_Statement iV Revision
P01

Project drawing registers supplied to WCBC Planning Department on
17/11/2020

„hfnBOR-TACP-XX-XX-SH-A-0001_Junior_School_Issue_Register

„hfnBOR-TACP-XX-XX-SH-A-0001-Infant School Drawing Register

and as contained within the application documentation.

S96 Non-material Amendment Approved on: 23.08.2022

Reference Number: P/2022/0705

By: Wrexham County Borough Council

Deleted Drawing Ref: BOR-TACP-A2-ZZ-DR-A-0202

WM_Elevations_as_Proposed iV Revision P02

Approved Amended Drawing Refs: BOR-TACP-A2-ZZ-DR-A-0202-

WM_Elevations_as_Proposed Rev P3

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3. No part of the development shall commence until samples of all external facing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.

Date Approved: 23/03/2021 **Reference Number:** P/2021/0117

By: Wrexham County Borough Council

Approved Details: Materials Schedule

4. No surface water and / or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

5. The proposed development shall be carried out in strict accordance with the approved Tree Report.

6. No equipment, machinery, plant or materials of any kind in connection with the development shall be brought onto the site until tree protection fencing and ground protection measures have been implemented in strict accordance with details which have been submitted to and approved in writing by the Local Planning Authority. The details should include specification and location for the fencing. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made.

7. The tree protection fencing and ground protection measures approved in connection with condition no. 06 shall be kept in place until all external site works have been completed and the removal of the fencing has been approved in writing by the Local Planning Authority.

8. The proposed re-planting scheme shall be carried out in strict accordance with the approved Landscape Strategy - Revision P03.

9. The landscaping scheme including the paving and footpath areas submitted and approved in connection with condition no. 08 shall be fully implemented in all respects within three months of the first use of the building with the exception of soft landscaping which shall be carried out in the first planting season (November to March) or seeding season (April to September) following the first use.

10. The planting scheme implemented in connection with condition no. 8 shall be permanently retained. Any planting which becomes severely damaged or seriously diseased, or is in poor physiological condition and/or are removed without the written permission of the Local Planning Authority shall be replaced within the next available planting season by trees or shrubs of similar size and species to those originally required to be planted.

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11. A scheme of footpath improvements within the vicinity of the site shall be submitted for further approval of the Local Planning Authority. The approved scheme shall be fully implemented prior to the first use of the Welsh Medium Primary School hereby permitted.

Date Approved: 29/07/2022 **Reference Number:** P/2022/0552

By: Wrexham County Borough Council

Approved Details: External Works, Lincoln Close Footway Improvements, BOR-JPS-XX-XX-DR-C-0007 (REV P01)

12. The construction of the proposed car park shall be fully implemented prior to the first use of the Welsh Medium School and operated in strict accordance with the approved Car Park Management Scheme.

13. The scheme of cycle parking provision shall be submitted for further approval of the Local Planning Authority. The approved scheme shall be implemented in accordance with a timescale to be agreed in writing with the Local Planning Authority/

Date Approved: 26/11/2021 **Reference Number:** P/2021/0963

By: Wrexham County Borough Council

Approved Details: Site Layout Plan, BOR-TACP-A0-XX-DR-A-0700 (REV P25)

14. A detailed scheme of the proposed staggered start times for each of the schools shall be submitted for the further approval of the Local Planning Authority. The approved scheme shall be fully implemented upon the first use of the development.

15. The development shall be carried out in strict accordance with the mitigation measures within the approval Travel Plans for each school.

16. A transport study shall be undertaken of the operation of the existing chicane traffic calming features on Borrass Park Road to the east and west of the application site. The study shall include observations relating to vehicle speeds along Borrass Park Road and the delay experienced by vehicles on the approach to the chicane traffic calming features. The transport study shall be submitted to the planning authority for approval prior to first occupation of the Welsh Medium School. The approved outcome of the transport study shall be implemented within 12 months of first occupation, unless otherwise agreed in writing by the planning authority.

Date Approved: 26/11/2021 **Reference Number:** P/2021/0963

By: Wrexham County Borough Council

Approved Details: Transport Study Report, September 2021, D. Sagstad.

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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 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. To prevent the 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.
5. To safeguard the existing trees on site.
6. To ensure that the retained trees are adequately protected during development in the interests of amenity in accordance with Policies GDP1 and EC4 of the Wrexham Unitary Development Plan..
7. To ensure that the retained trees are adequately protected during development in the interests of amenity in accordance with Policies GDP1 and EC4 of the Wrexham Unitary Development Plan..
8. 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.
9. 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.
10. 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.
11. In the interests of pedestrian safety.
12. To ensure an adequate service and parking area is retained within the site in the interests of highway safety in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan.
13. To promote the use of more sustainable travel.
14. To ease congestion at peak times, inn the interests of highway safety.
15. To manage the impact of the development in the interests of highway safety and the free flow of traffic on Borrass Park Road.
16. In the interests of Highway safety.

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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 should adhere to the times given above wherever possible. For further information and advice regarding construction noise please contact the Council's Housing and Public Protection Department on 01978 315300.

The Applicant is advised that under the Environmental Protection Act 1990, dust from construction and/or demolition activities can be judged to be causing a statutory nuisance to neighbouring properties. A legal notice can be served requiring that any dust nuisance is abated and failure to comply with the requirements of the notice can result in prosecution. The applicant should contact the Council's Housing and Public Protection Department on 01978 315300 for further advice and information.

Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:

- Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;
- Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of the notice can result in prosecution;
- Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

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To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Environment and Planning Department on 01978 315300 for further advice and information.



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:-

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