

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 EVANS	Code Number	ISY P/2021/1096
Agent	MR KEITH O HANLON LAWRAY ARCHITECTS THE BYRE CROESNEWYDD HALL WREXHAM LL13 7YP	Date Received	11/11/2021
		Decision Date	22/12/2021

Town and Country Planning Act, 1990

Location of application

LAND NORTH OF BRIDGE ROAD BUSINESS PARK, ASH ROAD SOUTH, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9UG

Description of application

NEWID DEFNYDD O DDOSBARTH B2 (DIWYDIANT CYFFREDINOL) I DDEFNYDD CYMYSG DOSBARTH B2 (DIWYDIANT CYFFREDINOL) A DOSBARTH B8 (STORFA A DOSBARTHU). UNED A I FOD YN STORFA. UNED B - DAMCANIAETHOL (RHANNOL OL-WEITHREDOL) / CHANGE OF USE FROM CLASS B2 (GENERAL INDUSTRY) TO MIXED USE CLASS B2 (GENERAL INDUSTRY) AND CLASS B8 (STORAGE AND DISTRIBUTION). UNIT A TO BE STORAGE. UNIT B - SPECULATIVE. (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:-

E4	Employment development within settlements
EC6	Biodiversity Conservation
GDP1	Development objectives
T8	Parking

Revision	Date	Description of Decision
0	22/12/2021	Planning permission issued

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

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Condition(s)

1. The development hereby permitted shall be commenced before 31 May 2022.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered ESW-LAW-X-X-DR-A-910003 (REV C06), ESW-LAW-X-X-DR-A-910002 (REV C02) and as contained within the application documentation.
3. No land drainage run-off or surface water shall be permitted to discharge or connect to the public sewerage system, either directly or indirectly, and foul and surface water shall be drained separately from the site.
4. The development shall be carried out in strict accordance with the proposed gas protection measures dated 23rd October 2020 and approved on 20 May 2021 under reference no. P/2020/0675 in respect of the following: Site investigation of the nature and extent of contamination.
5. Each part of the site subject to the remediation under the scheme(s) 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. The development shall be carried out in strict accordance with the SCALES Consultancy Limited Ecological Management and Monitoring Plan dated 3 October 2016 and approved on 5 October 2016 under reference no. P/2016/0797 in respect of the following:
 - i) the implementation of Habitat Areas and
 - ii) Reasonable Avoidance Measures in respect of Great Crested Newts
 - iii) Biosecurity Risk Assessment
7. The Habitat Areas provided in accordance with condition 06 be retained in perpetuity as an ecological mitigation area and managed and monitored in strict accordance with the SCALES Consultancy Limited Ecological Management and Monitoring Plan dated 3 October 2016 and approved on 5 October 2016 under reference no. P/2016/0797.
8. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.
9. The development shall operated in accordance with the ESL Travel Plan dated 16.9.2019.
10. The 2.0m wide footways shown on approved drawing no. ESW-LAW-X-X-DR-A-910003 (REV C06) shall be laid out, surfaced and drained prior to the first occupation of the development hereby granted permission.
11. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 120 metres to the north

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west and 2.4 metres x 100 metres to the south east measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

12. The vehicular parking and turning areas as shown on approved drawing(s) No(s). ESW-LAW-X-X-DR-A-910003 (REV C06) shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of motor vehicles at all times.

13. 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.

14. 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.

15. 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 gate, fence, wall or other means of enclosure shall be erected, constructed or placed across the access within 10 metres of the highway boundary under Class A, of Schedule 2 Part 2.

16. 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. 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 protect the integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment

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in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.

4. In the interests of the amenities of the future occupants of the buildings in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
5. In the interests of the amenities of the future occupants of the buildings in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
6. In order to protect wildlife interests, which are afforded special protection in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
7. In order to protect wildlife interests, which are afforded special protection in accordance with Policies GDP1 and EC6 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 reduce dependency on the motor vehicle in accordance with Policies GDP1 and PS4 of the Wrexham Unitary Development Plan.
10. In the interests of pedestrian safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
11. 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.
12. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan
13. 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.
14. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
15. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
16. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is

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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

The detailed design, layout, drainage and construction of the new access and footway shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority prior to the commencement of any site works. The developer will need to enter into an agreement with the Council under Section 38 / 278 of the Highways Act 1980 so that the new section of road and footway can be adopted for maintenance at the public's expense.

You are advised that the Highway Authority will require such works to be completed to their satisfaction before they will formally adopt the relevant Highway works for public use and to be maintained at public expense. This will include the provision of a bond to cover the estimated value of such works. The appropriate fees will become due to the Council when the Highways Authority approve the proposed works to be carried out.



Officer Appointed for this purpose
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