

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 MATTHIAS HOCHOLZER AST CONTAINERS	Code Number	ISY P/2022/0294
Agent	C4 PROJECTS QUAYSIDE MR ANDREW HARRIS WILDERSPOOL BUSINESS PARK STOCKTON HEATH WARRINGTON WA4 6HL	Date Received	23/03/2022
		Decision Date	22/07/2022

Town and Country Planning Act, 1990

Location of application

UNIT 1, ABBEY ROAD NORTH, WREXHAM INDUSTRIAL ESTATE,
WREXHAM, LL13 9UA

Description of application

GOSOD 5 SEILO STORIO 25M O UCHDER / INSTALLATION OF 5 NO. 25M
HIGH STORAGE SILOS

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

E1	Employment allocations
GDP1	Development objectives
PS1	Settlement limits
PS11	Biodiversity
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	22/07/2022	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.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered:
 - Application Form, dated 23 March

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- Site Location Plan (ref: 21031-C4P-AV-ZZ-DR-A-0101 - Rev. P01), dated 05 July 2021;
- Site Plan as Proposed (ref: 21031-C4P-AV-ZZ-DR-A-0501 - Rev. P02), dated 14 March 2022;
- Elevations as Proposed (ref: 21031-C4P-AV-ZZ-DR-A-0702 - Rev. P02), dated 18 March 2022;
- Specification Details supplied on the 21 July 2022 via e-mail from Alberton Lavela at 15:27hrs, entitled 'RE: Planning Application P/2022/0294'.

and as contained within the application documentation.

3. No surface water from any increase in the roof area of the building/or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system
4. The silos hereby approved shall at all times have a 'mill finish' and as per the Specification Details supplied on the 21 July 2022 via e-mail from Alberton Lavela at 15:27hrs, entitled 'RE: Planning Application P/2022/0294', and at all times shall be maintained in a good standard of repair and appearance to the satisfaction of the Local Planning Authority.

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 prevent hydraulic overloading of the public sewerage system, to protect health and safety of existing residents and ensure no pollution of or detriment to the environment.
4. To reduce the visual impact of the development and protect the visual amenity and character of the area, in accordance with Policy GDP1 of the Wrexham Unitary Development Plan (1996-2011) as extended.

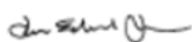
Note(s) to applicant

1. This decision notice grants planning permission only. It does not override any existing legal agreement, covenant or ownership arrangement. It is the applicant's responsibility to ensure all necessary agreements are in place prior to the commencement of development.

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2. The site is crossed by a public sewer with the approximate positions being marked on the Statutory Sewer Record. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times. No part of any building will be permitted within 3 metres either side of the centreline of the 150mm public sewer. It is recommended that the site layout takes into account the location of the assets crossing the site and should be referred to in any master-planning exercises or site layout plans submitted as part of any subsequent planning application.

3. The proposed development may be subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore may require approval of Sustainable Drainage Systems (SuDS) features, in accordance with National standards, and is strongly recommended that the developer engage in pre-application consultation with the Local Authority in relation to their proposals for SuDS features.



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