

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 PETER HILL	Code Number	ABE P/2021/1208
Agent	EOIN RYAN LOVELOCK MITCHELL ARCHITECTS 3 STANLEY STREET CHESTER CH1 2LS	Date Received	22/12/2021
		Decision Date	14/02/2022

Town and Country Planning Act, 1990

Location of application

IPSEN BIOPHARM LTD, ASH ROAD NORTH, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9UF

Description of application

ESTYNIAD LLAWR CYNTAF AC ADDASIADAU ALLANOL / FIRST FLOOR EXTENSION AND EXTERNAL ALTERATIONS

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

EC3	Agricultural Buildings
EC6	Biodiversity Conservation
GDP1	Development objectives
PS2	Development and the environment
T8	Parking

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 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 7501 Rev P1, 7502 Rev P1, 7503 Rev P1 and IPU-LMA-XX-XX-DR-A-7200 Rev P1, and as contained within the application documentation.

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3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.
4. No part of the development shall commence until a GCN Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The Method Statement should include, but not necessarily be limited to:
 - * the submission of details and plan concerning GCN reasonable avoidance and mitigation measures including fence construction and maintenance,
 - * details of timing, phasing and duration of construction activities and conservation measures,
 - * a timetable for implementation demonstrating that works are aligned with the proposed phasing of the development; and
 - * persons responsible for implementing the works.
 The Method Statement shall be carried out in accordance with the approved details.
5. No part of development shall commence until a Biosecurity Risk Assessment has been submitted to, and approved in writing by, the Local Planning Authority. The risk assessment shall include measures to control, remove or for the long-term management of invasive species both during construction and operation. The Biosecurity Risk Assessment shall be carried out in accordance with the details as are approved.

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 ensure that an approved GCN Method Statement is implemented, which protects GCN affected by the development, in accordance with Policy EC6 of the Wrexham Unitary Development Plan.
5. To ensure that an approved Biosecurity Risk Assessment is implemented to secure measures to control the spread and effective management of any invasive non-native species at the site, in accordance with Policy EC6 of the Wrexham Unitary Development Plan.

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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 is further advised that any complaints received relating to noise of any type from the development may also be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints. This is done under the Statutory Nuisance provisions provided within the Environmental Protection Act 1990, and legal action may be taken where appropriate.

The applicant must adhere to the times given above wherever possible. If however there are urgent or unavoidable circumstances requiring works outside of the specified times, permission to proceed may be sought by contacting Environmental Health and Housing Standards at: healthandhousing@wrexham.gov.uk or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.

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You are advised that the separate written consent of the Council must be obtained in respect of any proposed illuminated or projecting signage.



**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