

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

|                  |                                                                                                       |                      |                 |
|------------------|-------------------------------------------------------------------------------------------------------|----------------------|-----------------|
| <b>Applicant</b> | MR VINCENT WONG                                                                                       | <b>Code Number</b>   | WRO P/2021/0529 |
| <b>Agent</b>     | MR PAUL HOBSON<br>SHEPPARD ROBSON<br>27TH FLOOR CITY TOWER<br>PICADILLY PLAZA<br>MANCHESTER<br>M1 4BT | <b>Date Received</b> | 21/05/2021      |
|                  |                                                                                                       | <b>Decision Date</b> | 18/08/2021      |

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### **Town and Country Planning Act, 1990**

#### **Location of application**

, UNITS 1 AND 3, CHESNEY COURT, RHYD BROUGHTON LANE,  
WREXHAM, , LL13 7YP

#### **Description of application**

ESTYNIAD CYSWLLT, ADDASIADAU ALLANOL, ADEILADU IS-ORSAF  
NEWYDD, ESTYNIAD I FAES PARCIO AC ADDASIADAU I FYNEDIAD /  
LINK EXTENSION, EXTERNAL ALTERATIONS, ERECTION OF NEW  
SUBSTATION, EXTENSION TO CAR PARK AND ALTERATIONS TO  
ACCESS

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

| Revision | Date       | Description of Decision         |
|----------|------------|---------------------------------|
| 0        | 18/08/2021 | Planning permission issued      |
| 1        | 29/11/2021 | Discharge of condition 8 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 1:1250 Proposed Site Location Plan, 1:100 General Arrangement Ground Floor Plan, 1:50 General Arrangement Ground floor - Unit 3, 1:50 General Arrangement Ground Floor Unit 1, 1:50 General Arrangement Ground Floor Plan New Entrance and Link,

|                  |                                                                                                       |                                                                                       |                                  |
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1:50 General Arrangement First floor - Unit 3 1:50 External / Plant enclosure Layout / detail, 1:50 MRI Enclosure, 1:50 External Storage Compound, 1:100 Proposed GA Elevations, 1:1000 Unit 3 Proposed GA Elevation's, 1:100 Unit 1 Proposed GA Elevations, 1:100 External Works Landscape Plan sheet 1 Rev PO5, 1:100 Link Building Proposed Elevations, 1:100 External Works Landscape Plain Sheet 2 Rev P05, 1:50 Retaining Wall Elevation, Proposed Retaining Wall Layout, 1:100 Proposed Surface Water Drainage Plan, 1:200 External Lighting Layout, Vehicular Swept Path Plans Sheet 2, 1:200 Proposed Site Plan Rev P10 and as contained within the application documentation.

3. The landscaping scheme approved as part of this application shall be fully implemented in strict accordance with approved drawing no. 1:100 External Works Landscape Plan Sheet 1 Rev 05 and 1:100 External Works Landscape Plan Sheet Rev PO5 within three months of the first use of the development 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.

4. The planting scheme implemented in connection with condition no. 03 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.

5. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.

6. Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. Proposed Site Plan Rev P10.

7. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 56 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction above the level of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

8. Prior to commencement of the relevant part of works, a drainage scheme for the site shall be submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and land drainage

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shall be allowed to connect directly or indirectly with the public sewerage system.

**App Ref:** P/2021/0859 **Documents Approved:** Surface Water Drainage Calculations October 2021 **Date:** 29/11/2021 **Approved by:** Wrexham County Borough Council

### 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.
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5. 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.
6. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
7. 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.
8. To prevent 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 in accordance with UDP Policy GDP1.

### Note(s) to applicant



**Officer Appointed for this purpose**

|                  |                                                                                                       |                                                 |                              |
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|                  |                                                                                                       | <b>Decision</b><br><b>Date</b>                  |                              |

**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](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)