

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 HOWARD FORLAND	Code Number	WRC P/2021/0306
Agent	MR N POUTLER 139 ACKLAM ROAD MIDDLESBROUGH CLEVELAND TS5 5HR	Date Received	25/03/2021
		Decision Date	06/09/2021

Town and Country Planning Act, 1990

Location of application

1, SALOP ROAD, WREXHAM, LL13 7AF

Description of application

UNED AR GYFER GOSOD TEIARS A GOLCHI CEIR / UNIT FOR FITTING TYRES AND CAR WASH

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

E4
EC12
GDP1
PS1
PS2
PS3
T8

Revision	Date	Description of Decision
0	06/09/2021	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) and document(s):
 - Proposed ground floor layout scale 1/200 - (Amendment Aug 21 entry-exit of delivery vehicle detailed) (Received 19/08/21)

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- Proposed part ground floor plan scale 1/200 detail splay lines (amendment) (Aug 21)
 - Proposed speedy fit unit elevation details (Aug 21)
 - Former Wrexham Musical Theatre, 1 Salop Road, Wrexham, LI13 7af, Flood Consequences Assessment Final Report V1.1, Weetwood. June 2021
3. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Consequence Assessment (Former Wrexham Musical Theatre, 1 Salop Road, Wrexham, LI13 7af, Flood Consequences Assessment Final Report V1.1, Weetwood. June 2021). The mitigation measures shall be retained as such.
4. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 25 metres to the West and 2.4 metres x 43 metres to the 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.
5. No use of the development shall be made before 8am or after 7pm Monday to Friday, before 9am or after 6pm Saturdays and before 10am and after 5pm on Sundays or Bank Holidays.
6. Prior to first use of development, a pavement crossing to the site shall be constructed in strict accordance with Highway Authority adoptable standards.
7. The existing vehicular access on to Rivulet Road be permanently closed up prior to first use of the new vehicular access hereby approved.
8. The vehicular access hereby approved shall take the form of a dropped vehicular crossing.
9. The vehicular access hereby approved shall be a minimum width of 7.2metres.
10. Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. Propsoed ground floor layout scale 1/200 - (Amendment Aug 21 entry-exit of delivery vehicle detailed) (Received 19/08/21).
11. 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.

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12. No development shall take place until a phased site investigation of the nature and extent of contamination has been carried out and submitted to and approved in writing by the Local Planning Authority. If any contamination is found during the site investigation, no part of the development shall commence until a scheme specifying the measures that will be taken to remediate the site to render it suitable for the development hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The site shall thereafter be remediated in accordance with the approved scheme. If during the course of development any contamination is found that has not been identified in the site investigation, no further development shall take place on those parts of the site where that contamination has been found until an additional scheme of remediation has been submitted to and approved in writing by the Local Planning Authority for those parts of the site. The relevant parts of the site shall thereafter be remediated in accordance with the additional scheme of remediation.

13. Each part of the site subject to the remediation under the scheme(s) approved as part of condition 12 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.

14. No part of the development shall be used until a scheme to provide a yellow box on Rivulet Road has been implemented in accordance with a scheme that has first been submitted to and approved in writing by the Local Planning Authority.

15. No external lighting shall be installed on any part of the site or building until a lighting scheme, to include details of the extent of the site that will be illuminated, has been submitted to and approved in writing by the Local Planning Authority. External lighting shall thereafter only be installed in strict accordance with the scheme as approved.

16. No part of the development shall commence until a scheme for the comprehensive and integrated drainage of the site indicating how foul water, surface water and land drainage will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be implemented in accordance with a timescale to be agreed as part of the submitted details and maintained thereafter.

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.

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3. To reduce the risk of flooding to the proposed development and future occupants, and third parties in accordance with policy EC12.
4. 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.
5. To ensure that the site is not used at a time which would be likely to cause nuisance or disturbance to nearby residents in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
6. In the interests of pedestrian safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
7. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
8. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
9. To ensure the formation of a safe and satisfactory access in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
10. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
11. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
12. In the interests of the amenities of the future occupants of the buildings in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
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14. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
15. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
16. To ensure that effective drainage facilities are provided for the proposed development, and that no adverse impact occurs to the environment or the existing public sewerage system in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.

Note(s) to applicant

Effluent and run-off from vehicle washing and cleaning activities can damage the environment and pollute rivers, streams and groundwater. The applicant is advised to seek the advice and approval of Natural Resources Wales on 0300 065 3000 as the regulator of releases to ground and surface water, and also Dwr Cymru / Welsh Water on 0800 085 3968 as they are responsible for the control of releases into the public sewer.

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Your attention is drawn to the advice in NRW's consultation response dated 14/06/2021.

Following the commencement of Schedule 3 of the Flood and Water Management Act, the works as proposed are required to obtain approval from the SuDS Approving Body (SAB) prior to commencement of those construction works. Further details of the SAB, the new national standards, the pre-application advice service and the application for approval process can be found on the Wrexham CBC's SAB webpage:

https://www.wrexham.gov.uk/english/planning_portal/sab/sab.htm or by contacting the SAB Team directly at SAB@wrexham.gov.uk

Further advice on compliance with condition no. 12 may be obtained by contacting the Council's Environmental Protection Team on 01978 298989 or contaminatedland@wrexham.gov.uk

Should the investigation identify contamination issues that may affect receptors other than the site users e.g. groundwater, then it is recommended that these works are also addressed in consultation with the Housing and Public Protection Department prior to commencement of works on site.



**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