

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	WREXHAM COUNTY BOROUGH COUNCIL	Code Number	RHOP/2021 /0870
Agent	MR RICHARD WYNNE WYNNE CONSTRUCTION LTD CHARLES HOUSE KINMEL PARK ABERGELE ROAD BODELWYDDAN LL18 5TY	Date Received	01/09/2021
		Decision Date	01/11/2021

Town and Country Planning Act, 1990

Town and Country Planning (General Regulations) 1992 - Regulation 3

Location of application

JOHNSTOWN JUNIOR SCHOOL, YSGOL YR HAFOD, AND NO 4 BANGOR ROAD, JOHNSTOWN, WREXHAM, LL14 2SW

Description of application

ESTYNIAD AR ADEILAD PRESENNOL 'YSGOL YR HAFOD' A GWAITH AILWAMPIO NEWID DEFNYDD, CODI ESTYNIAD AC AILWAMPIO ANNEDD BRESWYL YN YR YSGOLDY – 4 BANGOR ROAD – O C3A (ANNEDD) I D1 (SEFYDLIADAU AMHRESWYL). GWAITH ALLANOL CYSYLLTIEDIG, TRIN FFINIAU A GWELLIANAU PRIFYRDD / EXTENSION AND REFURBISHMENT OF EXISTING YSGOL YR HAFOD SCHOOL. CHANGE OF USE, EXTENSION AND REFURBISHMENT OF SCHOOL HOUSE RESIDENTIAL DWELLING - 4 BANGOR ROAD FROM C3A (DWELLING HOUSE) TO D1 (NON-RESIDENTIAL INSTITUTIONS). ASSOCIATED EXTERNAL WORKS, BOUNDARY TREATMENT AND HIGHWAYS IMPROVEMENTS

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

EC13	Surface water run-off
EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment
PS3	Brownfield Land
PS4	Settlement Pattern
T8	Parking
T9	Walking, cycling and horse riding routes

Revision	Date	Description of Decision
0	01/11/2021	Planning permission issued

Particulars of decision that planning 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 HAF-KMA-ZZ-ZZ-DR-A-7010 Rev P1, HAF-KMA-ZZ-ZZ-DR-A-7011 Rev P1, HAF-KMA-ZZ-ZZ-DR-A-7012 Rev P1, HAF-KMA-04-ZZ-DR-A-7110 Rev P1, HAF-KMA-02-ZZ-DR-A-7111 Rev P1, HAF-KMA-03-ZZ-DR-A-7111 Rev P1, HAF-KMA-02-ZZ-DR-A-7110 Rev P1, HAF-KMA-03-ZZ-DR-A-7110 Rev P1, HAF-KMA-03-ZZ-DR-A-7112 Rev P1, HAF-ESD-XX-XX-DR-E-690 Rev P1, HAF-STO-00-00-DR-L-0005 Rev P02 and HAF-STO-00-00-DR-L-0010 Rev P02, and as contained within the application documentation.
3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.
4. The landscaping and boundary treatment scheme approved as part of this application shall be fully implemented in strict accordance with approved drawing nos. HAF-STO-00-00-DR-L-0009 Rev P01, HAF-STO-00-00-DR-L-0008 Rev P02, HAF-STO-00-00-DR-L-0007 Rev P02, AF-STO-00-00-DR-L-0002 Rev P04, and HAF-STO-00-00-DR-L-0001 Rev P02, 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.
5. Within 3 months of first use of the development, a five year Landscape Maintenance Plan shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall thereafter be maintained in strict accordance with the details as approved.
6. Prior to first use of the development a suitable grease trap shall be provided in order to prevent entry into the public sewerage system of matter (cooking fats, oils and grease etc.) likely to interfere with the free flow of the sewer contents, or which would prejudicially affect the treatment and disposal of such contents.
7. No part of the development shall commence until details of the means of ventilation for the extraction and dispersal of cooking smells, including details of its method of construction, odour control measures, its appearance and finish have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented prior to first use of the development and shall thereafter be permanently retained in an effective condition.
8. The rating level of any noise generated by air handling plant associated with the 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.
9. No part of the development shall commence until an appropriate Dust Management Scheme has been submitted to and approved in writing by the Local Planning Authority. The dust mitigation measures as are approved shall be fully implemented for the entire duration of the construction phase.
10. The recommendations contained within the approved "ACOUSTIC SURVEY AND DESIGN SPECIFICATION, YSGOL-YR-HAFOD EXTENSION, JOHNSTOWN, REPORT REFERENCE NO. J003355-5027-RDC-01, 6 JULY 2021" by PDA Acoustic Consultants, shall be fully implemented in all respects, prior to first use of the development hereby approved.

11. The development shall be carried out in strict accordance with the findings and recommendations contained within the Bat Mitigation Report as carried out by atmos Consulting and dated September 2021, approved as part of this application. The mitigation and compensation measures hereby approved shall be fully implemented prior to first use of the development.

12. The development shall be carried out in strict accordance with the findings, recommendations and reasonable avoidance measures contained within the Extended Phase 1 Habitat Survey Report, as carried out by atmos consulting and dated September 2021 approved as part of this application. The mitigation and compensation measures hereby approved shall be fully implemented prior to first use of the development.

13. No development shall take place within 3 metres either side of the public sewer which crosses the site.

14. No part of the development shall commence until a drainage scheme for the site has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall provide for the disposal of foul water. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water shall be allowed to connect directly or indirectly with the public sewerage system.

15. No development or phase of development, with the potential to impact on invasive species, shall commence until a Biosecurity Risk Assessment has been submitted to and approved in writing by the Local Planning Authority.

The Risk Assessment must include:

- (i) appropriate measures to control any INNS on site;
- (ii) measures or actions that aim to prevent INNS from being introduced to the site for the duration of construction and operational phases of the scheme.

The Biosecurity Risk Assessment shall be carried out in accordance with the approved details.

16. The development shall be carried out in strict accordance with the following plans and report(s) submitted and approved as part of this application:

- 1) Arboricultural Implication Assessment ref: Tree Solutions 25/08/2021

No development or other operations shall take place except in strict accordance with the reports as approved.

17. No part of the development shall commence until full details for the arboricultural supervision of tree protection measures and any ground works within retained tree(s) Root Protection Areas, as specified by BS5837:2012 or as shown on a Tree Protection Plan have been submitted to and approved in writing by the Local Planning Authority. The supervisory works shall be carried out in strict accordance with the details as approved.

18. Prior to first use of the development hereby approved, a plan detailing the pedestrian facilities and crossing points on Bangor Road shall be submitted to, and approved in writing by, the Local Planning Authority. The plan as is approved shall be fully implemented prior to first use of the development, and shall thereafter be permanently retained.

19. No part of the development shall commence until a Service and Delivery Management Plan (SDMP) to include, but not be limited to, the details of frequency of deliveries, type of delivery vehicles to be used, management of car parking to facilitate delivery vehicles, has been submitted to, and approved in writing by, the Local Planning Authority. The plan as is approved shall be fully implemented for the life of the development.

20. Prior to first use of the development hereby approved, details of a scheme of improvements to visibility at the access to the school, including improvements to the pedestrian guard rails (to the West of the main access) and existing obstructions (to the East), shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme as is approved shall be fully implemented prior to first use of the development, and shall thereafter be permanently retained.

21. The existing School House vehicular access shall be permanently closed up prior to first use of any part of the development in accordance with a specification of works which has been submitted to and approved in writing by the Local Planning Authority.

22. Prior to first use of the development, the highway fronting the existing vehicular access to the School House shall be closed as part of this application shall be re-instated to full height footway in accordance with construction details which have been submitted to and approved in writing by the Local Planning Authority.

23. No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority. The plan as is approved shall be fully implemented for the life of the development.

24. No part of the development shall be occupied until details of a review of staggered start and finish times for the school day has been submitted to, and approved in writing by, the Local Planning Authority. The start and finish times contained within the approved review shall be fully implemented for the life of the development.

25. No part of the development shall commence until further details of the proposed vehicular parking and turning facilities have been submitted to and approved in writing by the Local Planning Authority. The facilities as are approved shall be fully laid out, surfaced and drained prior to first use of the development, and 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.

26. No part of the development shall be occupied / first used until the following have been constructed in strict accordance with Highway Authority adoptable standards.

- 1) Parking bays as shown on plan ref: HAF-JPS-XX-XX-DR-C-1101 Rev P01, and
- 2) Parking improvements and Pedestrian Link as shown on HAF-JPS-XX-XX-DR-C-1102 Rev P01.

27. Within six months of the first use of the development, fruit / orchard trees shall be planted on the site in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

28. The planting scheme implemented in connection with condition no. 27 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.

29. No part of the development shall commence until a Biosecurity Risk Assessment, to include, but not be limited to, appropriate measures to control invasive non-native species (INNS) on site and to prevent INNS being introduced on site. The measures as are approved shall be fully implemented as part of the development.

30. No part of the development shall be occupied until a plan showing improved active travel infrastructure, and modal shift, has been submitted to, and approved in writing by, the Local Planning Authority. The plan as is approved shall be fully implemented for the life of the development.

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 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.
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. To prevent pollution of the water environment in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
7. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
8. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
9. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
10. To protect the occupier amenities in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
11. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
12. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
13. To protect the integrity of the public sewer and avoid damage thereto in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
14. 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.
15. 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 UDP Policy EC6.
16. To protect trees which are of significant amenity value to the area in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.
17. To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s) in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.
18. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
19. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
20. 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.
21. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

22. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
23. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
24. To ensure the reduction in the number of vehicles attending the site at any one time, in the interests of highway safety, in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
25. 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.
26. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
27. 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.
28. 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.
29. To prevent the spread of INNS (Amphibian Chytrid Fungus) in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
30. In the interests of highway safety and in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant

Lighting has the potential for classification as a statutory nuisance under the Environment Protection Act 1990. If lighting is found to be causing a nuisance than an Abatement Notice may be served, and the applicant is advised to consider this when designing the installation of any lighting.

Guidance on best management practice for catering outlet for the dispersal of fats, oils, grease and food waste, as issued by Water UK is available by contacting the Council's Planning & Regulatory Department on 01978 292040 for further advice and information. 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.

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011.

The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

The scheme of arboricultural supervision required in connection with condition no. 17 above shall make provision for a pre-commencement site meeting between the Local Planning Authority's Arboriculturist, the Developer/ Applicant/ Agent and their appointed Arboricultural Supervisor to agree matters of detail. It shall specify the frequency of arboricultural monitoring and reporting to the Local Planning Authority on the status of all tree protection measures throughout the course of the development and make provision for the submission and approval of a satisfactory arboricultural completion statement.

The written consent of the Highway Authority (as required by section 278 of the Highways Act 1980) must be obtained before any work is carried out within the confines of the highway in connection with condition no(s). 21 and 22. Further guidance can be obtained from the Highway Authority of Wrexham County Borough Council.

The written consent of the Highway Authority (as required by section 38 of the Highways Act 1980) must be obtained before any work is carried out on private land that is intended for adoption by the Highway Authority in connection with condition no 26. All works shall be constructed to a safe and usable condition and completed to an adoptable standard. Further guidance can be obtained from the Highway Authority of Wrexham County Borough Council.



**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