

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 /0871
Agent	WYNNE CONSTRUCTION LTD MR RICHARD WYNNE 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 INFANTS SCHOOL, MELVD AVENUE, JOHNSTOWN, WREXHAM, LL14 2TB

Description of application

ADEILADU DAU O YSTAFELLOEDD DOSBARTH DEULAWR SYMUDOL WEDI'U LLUNIO O FLAEN LLAW GYDA GRISIAU YN Y CANOL A GWAITH ALLANOL CYSYLLTIEDIG, ER MWYN DARPARU WYTH O YSTAFELLOEDD DOSBARTH AR GYFER YR YSGOL FAWR TRA BYDD GWAITH ADEILADU'N MYND RHAGDDO YN YR YSGOL IAU (YSGOL YR HAFOD LL14 2SW) / ERECTION OF TWO NO. TWO STOREY PRE-FABRICATED MOBILE CLASSROOMS WITH CENTRAL STAIR CORE AND ASSOCIATED EXTERNAL WORKS, TO PROVIDE EIGHT TEACHING CLASSROOMS FOR THE MAIN SCHOOL SITE FOR THE DURATION OF CONSTRUCTION WORKS ON THE JUNIOR SITE (YSGOL YR HAFON LL14 2SW)

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
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 use of the buildings shall cease and be abandoned before 30/06/2023. The buildings together with any hard standing, base or slab upon which it stands shall be completely removed and the land restored to its previous condition not later than one month after that date.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered HD/CSRS/15 and HAF-KMA-OS-ZZ-DR-A-7220 Rev P1, and as contained within the application documentation.
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification), any window or opening in the elevations facing the northern and eastern site boundaries, at first floor level, shall only be glazed or re-glazed using obscure glass which shall thereafter be permanently retained.
4. No development shall take place within 3 metres either side of the public sewer which crosses the site.
5. 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 first occupation of the development, and no further foul water shall be allowed to connect directly or indirectly with the public sewerage system.
6. No development shall commence until a Service and Delivery Management Plan (SDMP) to include, but not 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.
7. 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.
8. 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.
9. 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.
10. No part of the development shall be occupied until details of the proposed parking mitigation measures have been submitted to, and approved in writing by, the Local Planning Authority. The measures as are approved shall be fully implemented and retained for the life of the development.
11. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.
12. Within six months of the first use of the development, trees and shrubs 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.

13. No part of the development shall commence until an Amphibian Reasonable Avoidance Measures scheme (RAMs) has been submitted to, and approved in writing by, the Local Planning Authority. The Reasonable Avoidance Measures (RAMs) shall include, but not necessarily be limited to, details and associated plans concerning amphibian avoidance and mitigation measures including, one-way amphibian fence design and locations. The Reasonable Avoidance Measures scheme shall be carried out in accordance with the approved details

14. 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.

15. Notwithstanding the details shown on the approved plans, no part of the development hereby approved shall be located within 3 metres of the site boundaries.

Reason(s)

1. In accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan and having regard to its design and materials of construction, planning permission would not normally be granted in respect of temporary buildings in this location. Permission has been granted in this instance solely to allow the applicant adequate time to seek permanent, satisfactory accommodation.

2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.

3. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

4. To protect the integrity of the public sewer and avoid damage thereto in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

5. 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.

6. In the interests of highway 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. 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.

9. In the interests of highway safety and 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 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.

12. 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.

13. 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.
14. 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.
15. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

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. The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water Industry Act 1991.

If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication ""Sewers for Adoption""] 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

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 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.

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



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