

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 CRAIG BOYES	Code Number	RHO P/2021/0853
Agent	MR CRAIG BOYES CERAM TEC UK LTD UNIT 2 VAUXHALL INDUSTRIAL ESTATE RUABON WREXHAM LL14 6HY	Date Received	25/08/2021
		Decision Date	06/12/2021

Town and Country Planning Act, 1990

Location of application

UNIT 2, VAUXHALL INDUSTRIAL ESTATE, RUABON, WREXHAM,
LL14 6HY

Description of application

YMESTYN FFENS DERFYN Y SAFLE PRESENNOL AR DRAWS Y
DRYCHIAD BLAEN (DEHEUOL) / EXTENSION OF THE EXISTING SITE
BOUNDARY FENCE ACROSS THE FRONT(SOUTH) ELEVATION

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

EC6	Biodiversity Conservation
GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	06/12/2021	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) numbered: RUA-Site Plan-GAP02,

Applicant	MR CRAIG BOYES	Code	RHO P/2021/0853
Agent	MR CRAIG BOYES CERAM TEC UK LTD UNIT 2 VAUXHALL INDUSTRIAL ESTATE RUABON WREXHAM LL14 6HY	Number Date Received	25/08/2021
		Decision Date	06/12/2021

RUA-Fenc Details-GA-P02 and as contained within the application documentation.

3. The development shall be carried out in strict accordance with the findings and recommendations contained within the Ecology Risk Avoidance Measures (RAMS) Assessment as carried out by Wild Ground and dated 12/10/2021 approved as part of this application. The mitigation and compensation measures hereby approved shall be fully implemented prior to first use of the development.

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 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.

Note(s) to applicant

Your attention is drawn to Highway Supplementary Notes - 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.h
tm](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)

Warning: An European protected species (EPS) Licence is required for this development. This planning permission does not provide consent to undertake works that require an EPS licence. It is an offence to deliberately capture, kill or disturb EPS or to recklessly damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine. To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at <https://naturalresources.wales/conservation-biodiversity-and-wildlife/europeanprotected-species/?lang=en>

Applicant	MR CRAIG BOYES	Code	RHO P/2021/0853
Agent	MR CRAIG BOYES CERAM TEC UK LTD UNIT 2 VAUXHALL INDUSTRIAL ESTATE RUABON WREXHAM LL14 6HY	Number Date Received	25/08/2021
		Decision Date	06/12/2021

Natural Resources Wales Advice for the Developer Pollution Prevention

During the construction phase you should take any precaution to prevent contamination of surface water drains and local watercourses. Oils and chemicals should be stored in bunded

areas and spill kits should be readily available in case of accidental spillages.

For further guidance please refer to GPP 5 and PPG 6 at the following link:

[http://www.netregs.org.uk/environmental-topics/pollution-prevention-](http://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelines-ppgs-and-replacement-series/guidance-for-pollution-prevention-gpps-full-list/)

[guidelines-ppgs-and-replacement-](http://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelines-ppgs-and-replacement-series/guidance-for-pollution-prevention-gpps-full-list/)

[series/guidance-for-pollution-prevention-gpps-full-list/](http://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelines-ppgs-and-replacement-series/guidance-for-pollution-prevention-gpps-full-list/)

Environmental Management

All works at the site must be carried out in accordance with PPG6: 'Working at construction and demolition sites' which are available on the following website:

[http://www.netregs.org.uk/environmental-topics/pollution-prevention-](http://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelines-ppgs-and-replacement-series/guidance-for-pollution-prevention-gpps-full-list/)

[guidelines-ppgs-and-replacement-](http://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelines-ppgs-and-replacement-series/guidance-for-pollution-prevention-gpps-full-list/)

[series/guidance-for-pollution-prevention-gpps-full-list/](http://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelines-ppgs-and-replacement-series/guidance-for-pollution-prevention-gpps-full-list/)

The activity of importing waste into the site for use as, for example hardcore, must be registered with Natural Resources Wales as an exempt/permittable activity under the Environmental Permitting Regulations 2016. The developer should contact Natural Resources Wales to discuss the necessity for an exemption/permit for any material imported to and exported from the site.

If during construction/excavation works any contaminated material is revealed, then the movement of such material either on or off site should be done in consultation with Natural Resources Wales. Any waste excavation material or building waste generated in the course of the development must be disposed of satisfactorily and in accordance with Section 34 of the Environmental Protection Act 1990. Carriers transporting waste from the site must be registered waste carriers and movement of any Hazardous Waste from the site must be accompanied by Hazardous waste consignment notes.

Landfill

According to our records the proposed development site is located near to land that is, or has been, used for the deposition of waste material. We would therefore advise you to consult with the local authority's Environmental Health and Building Control Departments, as they may hold detailed records, and may wish to make appropriate recommendations in respect of landfill gas investigation/remedial work. The developers should be made aware of the existence of the landfill site(s) so that they can decide whether or not to make their own investigations into the presence of landfill

Applicant	MR CRAIG BOYES	Code	RHO P/2021/0853
Agent	MR CRAIG BOYES CERAM TEC UK LTD UNIT 2 VAUXHALL INDUSTRIAL ESTATE RUABON WREXHAM LL14 6HY	Number Date Received	25/08/2021
		Decision Date	06/12/2021

gas. It should also be noted that Waste Management Paper 27 states It has been found that many sites which have taken only supposedly inert waste have produced gas.

You are advised that the planning permission hereby granted does not authorise any building over, diversion, connection or other interference with any sewer, public or private, which crosses the site. You are advised to contact Welsh Water, PO Box 10, Treharris, CF46 6XZ (Tel: 01443 331155) in this regard, prior to undertaking any groundwork in connection with the development. Should you be required to depart from the details hereby approved, you should contact the Council's planning department to seek further advice with regard to the submission of amended plans and / or a new planning application.

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.

Applicant MR CRAIG BOYES

Code RHO P/2021/0853

Agent MR CRAIG BOYES
CERAM TEC UK LTD
UNIT 2 VAUXHALL
INDUSTRIAL ESTATE
RUABON
WREXHAM
LL14 6HY

Number

Date

Received

25/08/2021

Decision

Date

06/12/2021



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