

APPENDIX 1: Planning Permission

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

2
Expiry Date: 24/05/2007
Decision Notice Sent:
30/08/2007
Grid Reference:
E 338162
N 349695



Applicant Erlas Developments Ltd

Code No ISY P/2007/0433

Agent Alun Jones Associates
Fron Deg
Clayton Road
Mold
Flintshire
CN7 1SU

Date
Received 30/03/2007

Decision
Date 30/08/2007

Town and Country Planning Act, 1990

Location of application

Ash Road South, Bridge Road Business Park, Wrexham Industrial Estate, Wrexham
LL13 9PS

Description of application

Office development.

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

E1	Employment allocations
GDP1	Development objectives
PS2	Development and the environment
PS6	Strategic employment provision
T8	Parking

Particulars of decision that permission be GRANTED
Subject to the following:-

Condition(s)

1. The development hereby permitted shall be begun before the expiry of five years from the date of this permission.
2. Prior to their use on the development samples of all external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.

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3. Development shall only be carried out in strict accordance with the approved plans unless the prior written approval of the Local Planning Authority has been obtained.
4. The premises shall not be used for any purpose other than a purpose within Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that Order with or without amendment).
5. Notwithstanding approved plans, no works on site shall commence until full details of the proposed access road and a revised layout for the parking area has been submitted to and approved in writing by the Local Planning Authority. The access road and vehicle parking areas shall be laid out surfaced and drained in accordance with the details as approved prior to the first use of any of the buildings hereby granted and shall thereafter be retained. The parking areas shall be kept free of obstruction so as to remain at all times for providing off-street vehicle parking.
6. No part of the development hereby permitted shall be commenced until full details of both hard and soft landscape works for the site have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with a timescale to be approved in conjunction with the scheme of details.
7. Notwithstanding the approved plans, no trees shall be lopped, topped, felled or uprooted without the prior written agreement of the Local Planning Authority, nor shall any trees be wilfully damaged.
8. Prior to commencement of works on site a right hand turning lane shall be provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.
9. A 2m wide footway shall be constructed along the full site frontage to link up with the existing footway on Bridge Road North in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The footway shall be provided prior to the first occupation of the buildings hereby granted permission.
10. The access onto Ash Road South shall be provided with visibility splays of 2.4 x 65 metres in both directions as measured to the nearside edge of the adjoining highway within which there shall be no obstruction above 1 metre in height. The splays shall be provided prior to the first use of the access and thereafter maintained.
11. Prior to the first use of the buildings hereby granted permission a scheme for the long-term management and maintenance of the access road from Ash Road South shall be submitted to and approved in writing by the Local Planning Authority. The road shall thereafter be maintained in accordance with the scheme unless otherwise agreed in writing by the Local Planning Authority.
12. A comprehensive Travel Plan shall be submitted to and approved by the Local Planning Authority prior to the occupation of the building hereby approved. The

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details as approved shall be fully implemented prior to the first occupation of the approved building and maintained thereafter.

13. Foul and surface water shall be drained separately from the site.

14. No surface water or land drainage shall be allowed to connect (either directly or indirectly) to the public sewerage system.

15. No development shall commence until a scheme for the provision and implementation of a surface water regulation system has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall be implemented prior to the construction of any impermeable surfaces draining to the system unless otherwise agreed in writing by the Local Planning Authority. Surface water generated from new impermeable surfaces shall be limited to the equivalent Greenfield rate for the site, the level of which shall be agreed with the Local Planning Authority.

16. Prior to being discharged into any watercourse, surface water, sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.

17. The development shall be carried out in accordance with the proposed mitigation measures proposed by the Ecological Survey report no. 2007/50 dated June 2007 unless other such measures are submitted to and agreed in writing by the Local Planning Authority.

18. No storage shall take place in the open on any part of the site.

19. Development shall not begin on site until a scheme to deal with potential contamination at the site has been submitted to and approved in writing by the Local Planning Authority. This scheme shall include a phased investigation approach to identify the extent of contamination and any measures required to remediate the site, including post-development monitoring. Where remediation works are required, the development shall not be occupied/used until a Validation Report to show that the works have been satisfactorily carried out has been submitted to and approved in writing by the Local Planning Authority.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
3. To ensure that the development fully complies with the appropriate policies and standards.
4. To ensure that the development fully complies with the appropriate policies and standards.

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5. To ensure an adequate site access and off-street parking and turning areas are provided in the interests of highway safety.
6. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
7. In the interests of wildlife and biodiversity conservation.
8. In the interests of free and safe movements of traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access.
9. To ensure that adequate provision is made for pedestrians.
10. To ensure the formation of a safe and satisfactory access and in the interests of highway safety.
11. To ensure the formation of a safe and satisfactory access and in the interests of highway safety.
12. To avoid excessive reliance on the motor car and to encourage a more sustainable approach to transport.
13. To protect the integrity of the public sewerage system.
14. To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and to ensure no detriment to the environment.
15. To prevent the increased risk of flooding on and off-site and to secure a sustainable form of development.
16. To prevent pollution of the water environment.
17. In the interests of wildlife and biodiversity conservation.
18. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
19. In the interests of the amenities of the future occupants of the buildings

Note(s) to applicant

This permission is granted subject to the above conditions. Some conditions may require your attention prior to you carrying out any work on the proposal. These conditions are known as "conditions precedent". You should be aware that it is important that you comply with any "conditions precedent". If you do not, then any work you undertake on the development subject of this permission would not have planning permission.

The scheme of landscaping referred to in the above conditions shall include any changes to ground levels (shown by existing and proposed contours/levels) and any existing vegetation (showing that to be retained) and proposed planting. In addition, any of the following which apply to the particular site must be included:- means of enclosure, car parking layout, access and circulation areas, materials for hard surfaced areas, any minor structures (e.g. refuse stores, lamp columns, play equipment) location of services, and any historic landscape features to be retained/improved.

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You should ensure that any difference between the plans approved under the Town and Country Planning Acts and under the Building Regulations is resolved prior to commencement of development, by formal submission of amended plans.

The developer is advised that they will be required to enter into a section 38/278 agreement with the Highway Authority to ensure that the right hand turning lane, access road and footway are constructed to a suitable standard for adoption by the Highway Authority.

The developer is advised to contact Jessica Wellstead for further advice regarding the Travel Plan referred to in condition 10:

Jessica Wellstead
North Wales Regional Travel Plan Co-ordinator
Transport Unit
Directorate of Environment & Regeneration
Flintshire County Council
County Hall
Mold CH7 6NF

Further advice on compliance with Condition No. 19 may be obtained by contacting the Council's Environmental Protection Section on Wrexham 297041.

Attention is drawn to the following supplementary notes: 1, 3, 4 & 5

Officer Appointed for this purpose

Refer to the Statement of Applicant's Rights and General Information Enclosed

Chief Planning Officer, Lambpit Street, P O Box 1290, Wrexham, LL11 1WL.

Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isled

Lampitt Street, Wrexham, LL11 1AR
Stryt y Lampitt, Wrecsam, LL11 1AR
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Alun Jones Associates
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Clayton Road
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Flintshire CH7 1SU

Your Ref/Eich Cyf
Our Ref/Ein Cyf
Date/Dyddiad
Ask for/Gofynner am
Direct Dial/Rhif Union
E-mail/E-bost

P/2007/0433
09 May 2008
Matthew Phillips
01978 292473
matthew.phillips@wrexham.gov.uk

Dear Sir

Office development

Land West Of Parcel Force Bridge Road Wrexham Industrial Estate Wrexham

I refer to the planning conditions attached to the above planning condition:

Condition 05 Access/parking

I can confirm approval that the details submitted in respect of the access road. The revised parking layout has previously been approved (I refer to my letter dated 7 December 2007).

Condition 07 Landscape

A copy of the final landscaping proposals was received today. I understand these proposals take account of the requirements of the licence issued under Regulation 44 of the Conservation (Natural Habitats, & c) Regulations 1994 (as amended). I consider the landscaping proposals to be acceptable, although I note that 2 units have now been deleted. However I understand from discussions with your client that the possibility of re-siting the 2 units in the centre of the site is currently being explored. Please be advised that the re-location of the units would need to be the subject of a revised planning application.

I note that other than hedges, no other means of boundary treatment are proposed. It is on this basis that the landscaping plans have been considered. If it is your client's intention to erect boundary walls/fences, then revised landscaping proposals should be forwarded including such details.

Condition 08 Highway works

The requirement for a right hand turning lane was relaxed under planning permission P/2007/1412 granted 23 January 2008.

Condition 15 Drainage

I can confirm that the surface water drainage scheme submitted 24 January 2008 is approved.

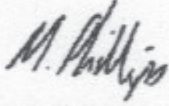
Condition 19 Contamination

Recent submissions made in respect of this condition are currently being considered by the Council's Contamination Land Officer. Please be advised that until you or your clients have received confirmation that these details are satisfactory, development works should not commence on site.



I trust the above is of assistance, however if you need to discuss the contents of this letter further, please do not hesitate to contact Matthew Phillips on 01978 292473.

Yours faithfully

A handwritten signature in dark ink, appearing to read 'M. Phillips', written in a cursive style.

for Chief Planning Officer

Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampht Street, Wrexham, LL11 1AR
Stryt y Lampint, Wrecsam, LL11 1AR
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Flintshire CH7 1SU

Your Ref/Eich Cyf
Our Ref/Ein Cyf
Date/Dyddiad
Ask for/Gofynner am
Direct Dial/Rhif Union
E-mail/E-bost

P/2007/0433
23 May 2008
Matthew Phillips
01978 292473
matthew.phillips@wrexham.gov.uk

Dear Sir

Office development
Land West Of Parcel Force Bridge Road Wrexham Industrial Estate Wrexham

I refer to condition 19 attached to the above planning permission.

The Council's Contamination Land Officer has advised me that no contamination issues have been identified at the site and that consequently the condition can be discharged.

I trust the above is of assistance, however if you need to discuss the contents of this letter further, please do not hesitate to contact Matthew Phillips on 01978 292473.

Yours faithfully

for Chief Planning Officer



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

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Expiry Date: 18/05/2010
Decision Notice Sent:
18/05/2010
Grid Reference
E 338242
N 349773



Applicant MR S FISHER
ERLAS DEVELOPMENTS LTD

Code No ISY P/2010/0223 ✓

Agent ALUN JONES ASSOCIATES LTD
MR ALUN JONES
FRON DEG
CLAYTON ROAD
MOLD
CH7 1SU

Date Received 24/03/2010

Decision Date 17/05/2010

Town and Country Planning Act, 1990
Section 73

Location of application

THE BRIDGE BUSINESS PARK, ASH ROAD SOUTH, WREXHAM
INDUSTRIAL ESTATE, WREXHAM, LL13 9PS

Description of application

VARIATION OF CONDITION NO. 9 OF PLANNING PERMISSION CODE
NO. P/2007/0433 TO ALLOW FOOTWAY TO BE PROVIDED WITHIN 3
MONTHS OF THE COMPLETION OF THE LAST UNIT.

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

Particulars of decision that permission be GRANTED
Subject to the following:-

Condition(s)

1. No external facing materials shall be used other than Hanson Stirling Buff Multi brick and grey concrete roofing tiles with terra cotta hips and ridges.
2. Development shall only be carried out in strict accordance with the approved plans unless the prior written approval of the Local Planning Authority has been obtained.
3. The premises shall not be used for any purpose other than a purpose

Applicant MR S FISHER ERLAS
DEVELOPMENTS LTD

Code No ISY P /2010 /022

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MR ALUN JONES
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MOLD
CH7 1SU

**Date
Received** 24/03/2010

**Decision
Date** 17/05/2010



within Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that Order with or without amendment).

4. The proposed access road and parking areas shall be laid out, surfaced and drained prior to the first use of any of the buildings hereby granted permission in accordance with details approved in writing on 7 December 2007 and 9 May 2008 prior to the first use of any of the buildings hereby granted and shall thereafter be retained. The parking areas shall be kept free of obstruction so as to remain at all times for providing off-street vehicle parking.

5. Hard and soft landscaping shall be carried out in strict accordance with details approved in writing on 9 May 2008 within the first planting season (October to March) following the completion of the final unit.

6. Notwithstanding the approved plans, no trees shall be lopped, topped, felled or uprooted without the prior written agreement of the Local Planning Authority, nor shall any trees be wilfully damaged.

7. The footpath link shown on the approved amended plan received on 7 May 2010 shall be constructed within one month of the date of this permission.

8. A 2m wide footway shall be constructed along the area highlighted pink on the approved amended plan in accordance with details to be submitted to and approved in writing by the Local Planning Authority. No more than 8 units shall be occupied until the footway has been constructed to base course. The wearing course shall be constructed along the full length of the footway prior to the occupation of 12th unit shown on approved plans or within a period of 3 years from the date of this permission, whichever is the earlier.

9. The access onto Ash Road South shall be provided with visibility splays of 2.4 x 65 metres in both directions as measured to the nearside edge of the adjoining highway within which there shall be no obstruction above 1 metre in height. The splays shall be provided prior to the first use of the access and thereafter maintained.

10. The access road from Ash Road South shall be maintained in accordance with the scheme approved in writing on 30 March 2010 unless otherwise agreed in writing by the Local Planning Authority.

11. The Travel Plan approved in writing on 30 March 2010 shall be fully implemented prior to the first occupation of the buildings and maintained thereafter.

12. Foul and surface water shall be drained separately from the site.

13. No surface water or land drainage shall be allowed to connect (either directly or indirectly) to the public sewerage system.

14. The surface water regulation system approved in writing on 9 May

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MOLD
CH7 1SU

**Date
Received** 24/03/2010

**Decision
Date** 17/05/2010



2008 shall be implemented prior to the construction of any impermeable surfaces draining to the system unless otherwise agreed in writing by the Local Planning Authority.

15. Prior to being discharged into any watercourse, surface water, sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.

16. The development shall be carried out in strict accordance with the Method Statement in Support of Licence Application to Disturb Great Crested Newts at Bridge Road, dated March 2008 unless other such measures are submitted to and agreed in writing by the Local Planning Authority.

17. No storage shall take place in the open on any part of the site.

Reason(s)

1. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
2. To ensure that the development fully complies with the appropriate policies and standards.
3. To ensure that the development fully complies with the appropriate policies and standards.
4. To ensure an adequate site access and off-street parking and turning areas are provided in the interests of highway safety.
5. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
6. In the interests of wildlife and biodiversity conservation.
7. To ensure that adequate provision is made for pedestrians.
8. To ensure that adequate provision is made for pedestrians.
9. To ensure the formation of a safe and satisfactory access and in the interests of highway safety.
10. To ensure the formation of a safe and satisfactory access and in the interests of highway safety.
11. To avoid excessive reliance on the motor car and to encourage a more sustainable approach to transport.
12. To protect the integrity of the public sewerage system.
13. To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and to ensure no detriment to the environment.
14. To prevent the increased risk of flooding on and off-site and to secure a sustainable form of development.
15. To prevent pollution of the water environment.

Applicant MR S FISHER ERLAS
DEVELOPMENTS LTD

Code No ISY P /2010 /022

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**Date
Received** 24/03/2010

**Decision
Date** 17/05/2010



16. In the interests of wildlife and biodiversity conservation.
17. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.

Note(s) to applicant

You should ensure that any difference between the plans approved under the Town and Country Planning Acts and under the Building Regulations is resolved prior to commencement of development, by formal submission of amended plans.

Officer Appointed for this purpose
Refer to the Statement of Applicant's Rights and General Information
Enclosed

Chief Planning Officer, Lambpit Street, Wrexham, LL11 1AR

Building Act 1984
The Building Regulations 2000



Agent: Alun Jones Associates
 Fron Deg
 Clayton Road
 Mold
 Flintshire
 CH7 1SU

Applicant:	Erlas Developments Ltd	Application No:	BA/0708/0715/MAS T
Date Received:	10/12/2007	Decision Date:	11/02/2008

NOTICE OF PASSING OF BUILDING PLANS WITH CONDITIONS

Details of Work: Construction of 12 New Office Units

Location of Building: Land West of Parcel Force Bridge Road Wrexham Industrial Estate Wrexham

The plans submitted in respect of the above work have been examined and passed by the Authority as complying with the Building Regulations subject to the conditions defined in the Conditions to Full Plans Approval.

This approval is only for the purposes of the requirements of the Building Regulations and Sections 18, 19, 21, 23(3), 24 and 25 of the Building Act 1984. It is not an approval under the Town and Country Planning Acts, an approval for improvement grant purposes or for any other statutory provision.

Under the requirements of the Building Regulations the person carrying out the work to which the building regulations relate is required to notify the Authority at certain stages during the execution of the work.

If work is not commenced within three years of submitting the plans the Authority may declare that the deposit of plans is of no effect under the provisions of the Building Act 1984, Section 32.

SIGNED _____

Chief Planning Officer

Application No:
 Location:

BA/0708/0715/MAST
 Land West of Parcel Force Bridge Road Wrexham Industrial Estate Wrexham SCP_
 Condapp

CONDITIONS

1. Development shall not begin on site until a scheme to deal with potential contamination at the site has been submitted to and approved in writing by the Local Planning Authority. This scheme shall include a phased investigation approach to identify the extent of contamination and any measures required to remediate the site, including post-development monitoring. Where remediation works are required, the development shall not be occupied/used until a Validation Report to show that the works have been satisfactorily carried out has been submitted to and approved in writing by the Local Planning Authority.
2. Full drainage details showing foul and surface water systems, giving invert and cover levels of the foul water system, connection to the public sewer.
3. Consent to discharge surface water to the ditch from the Environment Agency is required.
4. On Completion of the building a pressure test is required and a copy of the certificate given to Building Control.
5. On completion of a satisfactory pressure test notice for the calculated CO2 emissions rate using the reference values in Appendix R of SAP 2005 for the building as constructed and an energy rating prepared and fixed in a conspicuous place.
6. Note on SAP calculations for Units 4 & 7 regarding windows on South East or South West aspects should be adhered to.
7. Opening windows onto ramped approach/footpath should be restricted to 100mm.

The above information/details must be deposited and approved prior to the commencement of that part of the work on site.

