

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	ALDI STORES UK LTD	Code Number	WRO P/2015/0533
Agent	JLL NAOMI KELLETT ONE PICCADILLY GARDENS MANCHESTER M1 1RG	Date Received	13/07/2015
		Decision Date	07/12/2015

Town and Country Planning Act, 1990

Location of application

SITE OF, AMBULANCE DEPOT AND HIGHWAYS DEPOT, RUTHIN ROAD, WREXHAM, LL13 7TU

Description of application

DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF FOODSTORE, CAR PARK, SERVICING, ACCESS AND LANDSCAPING

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

EC12	Development and flood risk
EC13	Surface water run-off
GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment
PS3	Brownfield Land
S4	Large-scale retail development
T8	Parking

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. 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. The rating level of any noise generated by air handling plant associated with the development shall not exceed the pre-existing background level by more than 5dB(A) 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 of Rating Industrial Noise Affecting Mixed Residential and Industrial areas.

4. All works in relation to the implementation of this permission, including deliveries to and / or leaving the site, shall be undertaken only between the hours of 7.30 and 18.00 Monday to Friday, and 08.00 to 16.00 on a Saturday, and at no time on a Sunday or a Bank Holiday.

5. 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.

6. With the exception of the demolition of the existing buildings, no further development shall take place 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.

7. With the exception of the demolition of the existing buildings no further development shall take place until a Verification Report which demonstrates that the remedial works approved as part of condition no. 06 above have been satisfactorily carried out, has been submitted to and approved in writing by the Local Planning Authority.

8. No land drainage run-off or surface water shall be permitted to discharge or connect to the public sewerage system, either directly or indirectly, and foul and surface water shall be drained separately from the site.

9. With the exception of the demolition of the existing buildings no further development shall take place until a detailed background noise survey and proposed mitigation scheme to protect the amenities of nearby residential properties from the impact of the use of the service area, shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme as approved shall be fully implemented prior to first use of the supermarket and retained thereafter. If other acceptable mitigation is not appropriate the service hours will be implemented.

10. With the exception of the demolition of the existing buildings no further development shall take place until soakaway tests have been carried out in accordance with British Standard BS6297 1983. The results of the test shall be submitted to and approved, in writing, by the Local Planning Authority.

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11. With the exception of the demolition of the existing buildings no further development shall take place until a scheme for the comprehensive and integrated drainage of the site indicating provision for foul water, surface water and land drainage has been submitted to and approved in writing by the Local Planning Authority. Prior to the submission of those details, an assessment shall be carried out into the potential for disposing of surface water by means of Sustainable urban Drainage Systems (SuDS) in accordance with the principles of sustainable drainage systems set out in Technical Advice Note 15: Development and Flood Risk, and the results of the assessment shall be submitted, in writing, to the Local Planning Authority. Where a SuDS scheme is to be implemented, the submitted details shall:

- i) Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of receiving ground water and/or surface waters;
- ii) Specify the responsibilities of each party for the implementation of the SuDS scheme, together with a timetable for that implementation; and
- iii) Provide a timescale for implementation, management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

12. 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 and the plan as is approved is fully implemented.

13. Within 12 months from the first use of the development a Final Travel Plan shall be submitted and approved in writing by the Local Planning Authority. The approved Final Travel Plan with recommended measures/actions/targets shall be implemented to an agreed timescale. An annual monitoring and assessment report setting out the progress made towards achieving the targets identified shall be submitted to the Local Planning Authority, following each anniversary thereafter up to and including the fifth anniversary.

14. Unless with the prior approval, in writing, of the Local Planning Authority, the hours of opening of the store shall be restricted to:
0700 - 2300 hours Monday to Saturday and Bank Holidays
1000 - 1600 hours Sunday

15. Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. 0839NES-102 Rev F.

16. With the exception of the demolition of the existing buildings, no further development shall take place until a scheme detailing the construction of the

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following has been submitted to and approved, in writing, by the Local Planning Authority:

- i) Detailed layout, design, drainage and construction of the proposed new footway link towards the hospital.
- ii) Details of a layout demonstrating closure of existing emergency access including reinstatement of footway, removal of yellow box markings, resurfacing existing carriageway, removal of wig wag signals and any associated equipment.

The scheme as is approved shall be fully implemented prior to first use of the development.

17. Within three months of commencement of development, full details of a hard and soft landscaping scheme together with a timescale for implementation of works shall be submitted to and approved in writing by the Local Planning Authority.

18. The landscaping scheme submitted and approved in connection with condition no. 17 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.

19. The planting scheme implemented in connection with condition nos 18 and 19 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.

20. A scheme providing details of a stairwell shall be provided on the eastern boundary of the site linking the proposed store to the adjoining footpath. The approved scheme shall be fully implemented prior to the first use of the development.

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 protect the amenities of the occupiers of nearby properties.
- 4. To protect the amenities of the occupiers of nearby properties.
- 5. To protect the amenities of the occupiers of nearby properties.
- 6. In the interests of the amenities of the future occupants of the buildings
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- 8. To protect the integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health

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and safety of existing residents and to ensure no detriment to the environment.

9. In the interests of the residential amenity of nearby properties.
10. To ensure proper drainage of the site.
11. 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.
12. In the interests of pedestrian and highway safety.
13. To support the Council's approved Integrated Transport Strategy and to reduce dependency on the motor vehicle.
14. In the interests of nearby residential amenity.
15. In the interests of highway safety.
16. In the interest of highway safety.
17. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
18. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
19. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
20. To improve pedestrian movement in the vicinity of the site.

Note(s) to applicant

I would recommend that the applicant contacts Jessica Pritchard (Regional Travel Plan Co-ordinator) on Tel: 01352 704544 (or email: jessica.pritchard@flintshire.gov.uk) to discuss / agree the content of any proposed Final Travel Plan.

Any proposed retaining walls adjacent to the public highway may require technical approval. Could you please ask the applicant to contact our Senior Engineer (Bridges) - Matthew Ricketts on Tel: 01978 729723 to discuss / provide further details.

- Any proposed highway works should be constructed to a standard suitable for adoption by the Council for future maintenance at the public expense and the developer will need to enter into an agreement with the Council under s. 278 of the Highways Act 1980.

You are advised that the Highway Authority will require such works to be completed to their satisfaction before they will formally adopt the relevant Highway works for public use and to be maintained at public expense. This will include the provision of a bond to cover the estimated value of such

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works.

The appropriate fees will become due to the Council when the Highways Authority approve the proposed works to be carried out

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

You are required to contact Welsh Water with regards to the 'Build Over' Agreement which will be required between the land owner and Welsh Water in respect of a public sewer which crosses the site.



Officer Appointed for this purpose
Head of Community Wellbeing and Development

Refer to the Statement of Applicant's Rights and General Information enclosed or refer to the following link:-

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm