

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

|                  |                                                                                                                             |                      |                 |
|------------------|-----------------------------------------------------------------------------------------------------------------------------|----------------------|-----------------|
| <b>Applicant</b> | MR M FORGRAVE<br>GOWER HOMES                                                                                                | <b>Code Number</b>   | WRR P/2016/0141 |
| <b>Agent</b>     | PARRY DAVIES ARCHITECTS LTD<br>MR R S GRATTON<br>STUDIO 55:20<br>NORTH WALES BUSINESS PARK<br>ABERGELE<br>CONWY<br>LL22 8LJ | <b>Date Received</b> | 17/02/2016      |
|                  |                                                                                                                             | <b>Decision Date</b> | 04/04/2016      |

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### **Town and Country Planning Act, 1990**

#### **Location of application**

TOTAL FITNESS UK LTD, STANSTY ROAD, WREXHAM, LL11 2BU

#### **Description of application**

PROPOSED AMENDMENT AND EXTENSION TO EXISTING CAR PARKING FACILITIES TO PROVIDE 195 SPACES IN TOTAL

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

| Revision | Date       | Description of Decision                                               |
|----------|------------|-----------------------------------------------------------------------|
| 0        | 04/04/2016 | Planning permission issued                                            |
| 1        | 21/06/2016 | Approval of details submitted in respect of conditions 03, 06 and 07. |
| 2        | 08/09/2016 | Approval of details submitted in respect of condition 05              |

#### **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 15.5554 / site survey Revision B and contained within the application documentation.
3. No works to construct parking spaces 17-30 and 42-70 shall take place until a detailed Arboricultural Method Statement has been submitted to and

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approved in writing by the Local Planning Authority. No development or other operations shall take place except in strict accordance with the Method Statement as is approved. The Method Statement shall include the following:

- a) A specification for tree protection fencing and ground protection measures that comply with British Standard 5837:2012;
- b) A Tree Protection Plan showing the location of the trees to be removed and retained with their crown spreads, Root Protection Areas, Construction Exclusion Zones, and location of protective fencing and ground protection measures accurately plotted;
- c) A full specification for any access, driveway, path, underground services or wall foundations within retained tree Root Protection Areas or Construction Exclusion Zone, including any related sections and method for avoiding damage to retained trees;
- d) Details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires;
- e) Details of the frequency of supervisory visits and procedures for notifying the findings of such visits to the Local Planning Authority;
- f) Method for protecting retained trees during demolition works;
- g) Details of all proposed tree works, including felling and pruning.

**Details Approved:** 21/06/2016 **Reference Number:** P/2016/0473

**By:** Wrexham County Borough Council

**Approved Documents:** Tree Solutions Arboricultural Method Statement reference 16/AMS/WXM/191 dated 04 May 2016 and Tree Protection Plan drawing no. 01.

4. No works to construct parking spaces 17-30 and 42-70, including the clearance of vegetation, shall take place during the bird nesting season (March-September).
5. No works to construct parking spaces 17-30 and 42-70 shall take place until a scheme of remediation in respect of the presence of Japanese Knotweed has been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter only progress in accordance with the scheme as approved.

**Details Approved:** 08/09/2016 **Reference Number:** P/2016/0665

**By:** Wrexham County Borough Council

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**Approved Documents:** Japanese Knotweed Management Plan: Total Fitness Wrexham reference 16026-01 August 2016 (Ashfield Japanese Knotweed).

6. Parking spaces 17-30 and 34-70 shall not be used until a scheme of boundary treatment has been implemented along the boundaries of nos 54-58 Spring Gardens and nos 7-14 St James Court in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority. The boundary treatment provided in accordance with the approved scheme shall thereafter be permanently retained.

**Details Approved:** 21/06/2016 **Reference Number:** P/2016/0473

**By:** Wrexham County Borough Council

**Approved Documents:** Landscape Plan drawing no.02

7. 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.

**Details Approved:** 21/06/2016 **Reference Number:** P/2016/0473

**By:** Wrexham County Borough Council

**Approved Documents:** Landscape Plan drawing no.02

8. The landscaping scheme submitted and approved in connection with condition no. 6 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.

9. The landscaping scheme as carried out in connection with condition no. 7 shall be retained in perpetuity. Any planting becoming 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 with trees or shrubs and within a timescale all to be submitted to and approved in writing by the Local Planning Authority.

10. No facing materials shall be used to construct the retaining walls shown on drawing 15.5554/site survey Revision B other than facing brick matching those used to construct existing retaining walls adjacent to parking spaces 58-65.

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11. Within 3 months of the commencement of development a car park management scheme shall be submitted to include measures to discourage use of the car park other than by those visiting or working at the gym located on the site and a timescale for the implementation of those measures. The car park management plan shall thereafter be implemented in strict accordance with the details as approved.

### **Reason(s)**

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To ensure that the development fully complies with the appropriate policies and standards.
3. To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s).
4. In order to protect wildlife interests, which are afforded special protection.
5. To control the spread of an invasive species.
6. To protect the amenities of the occupiers of nearby properties.
7. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
8. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
9. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
10. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
11. In the interests of maximising the available parking spaces for gym staff and members.

### **Note(s) to applicant**

The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily

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visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant). Your attention is drawn to The Coal Authority Policy in relation to new development and mine entries available at: <https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

Property specific summary information on past, current and future coal mining activity can be obtained from: [www.groundstability.com](http://www.groundstability.com)

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. Further information is available on The Coal Authority website at: [www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority).



**Officer Appointed for this purpose  
Head of Environment and Planning**

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**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](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)