

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	WELSH AMBULANCE SERVICE TRUST	Code Number	WRO P/2013/0805
Agent	IBI NIGHTINGALE MR ROBIN AINLEY UNIT 2 BLUEBERRY BUSINESS PARK KINGSWAY ROCHDALE LANCASHIRE OL16 5DB	Date Received	18/11/2013
		Decision Date	06/05/2014

Town and Country Planning Act, 1990

Location of application

LAND SOUTH OF WREXHAM MAELOR HOSPITAL, CROESNEWYDD ROAD, WREXHAM, LL13 7TD

Description of application

ERECTION OF AMBULANCE AND FIRE SERVICE STATION AND RESOURCE CENTRE TOGETHER WITH ASSOCIATED FACILITIES, STAFF AND VISITOR PARKING, VEHICLE WASHING, RE-FUELLING AREA AND FIRE TRAINING FACILITY

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

EC11	Archaeology
EC12	Development and flood risk
EC13	Surface water run-off
EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
GDP1	Development objectives
PS1	Settlement limits
PS11	Biodiversity
PS2	Development and the environment
PS3	Brownfield Land
PS4	Settlement Pattern
T8	Parking
T9	Walking, cycling and horse riding routes

Particulars of decision that permission be GRANTED

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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 amended plan numbered AR ARC 00 PL 100 012 Rev T.
3. 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.
4. Each new non-residential building hereby permitted shall be constructed to achieve a minimum [Building Research Establishment Environmental Assessment Method (BREEAM)] overall 'Very Good' standard and achieve the mandatory credits for 'Excellent' under issue Ene1 - Reduction of CO2 Emissions (or subsequent equivalent quality assured scheme) in accordance with the requirements of BREEAM 2011. The development shall be carried out entirely in accordance with the approved assessment and certification.
5. Construction of any building hereby permitted shall not begin until an 'Interim Certificate' has been submitted to the Local Planning Authority, certifying that a minimum BREEAM overall 'Very Good' standard and the mandatory credits for 'Excellent' under issue Ene1 - Reduction of CO2 Emissions (or subsequent equivalent quality assured scheme) has been achieved for that individual building in accordance with the requirements of BREEAM 2011.
6. Prior to the occupation of the individual building hereby permitted, a 'Final Certificate' shall be submitted to the Local Planning Authority, certifying that a minimum BREEAM overall 'Very Good' standard and the mandatory credits for 'Excellent' under issue 'Ene1 - Reduction of CO2 Emissions' (or subsequent equivalent quality assured scheme) has been achieved for that building in accordance with the requirements of BREEAM 2011.

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7. 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.

8. No equipment, machinery, plant or materials of any kind in connection with the development shall be brought onto the site until tree protection fencing and ground protection measures have been implemented in strict accordance with details which have been submitted to and approved in writing by the Local Planning Authority. The details should include specification and location for the fencing. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made.

9. The tree protection fencing and ground protection measures approved in connection with condition no. 8 shall be kept in place until all external site works have been completed and the removal of the fencing has been approved in writing by the Local Planning Authority.

10. No part of the development shall commence until a detailed Arboricultural Method Statement has been submitted to and 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:

- 1) A specification for tree protection fencing and ground protection measures that comply with British Standard 5837:2012;
- 2) 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;
- 3) 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;
- 4) Details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires;
- 5) Details of the frequency of supervisory visits and procedures for notifying the findings of such visits to the Local Planning Authority;
- 6) Method for protecting retained trees during demolition works;
- 7) Details of all proposed tree works, including felling and pruning.

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11. No part of the development shall commence until 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.
12. The landscaping scheme submitted and approved in connection with condition no. 11 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.
13. 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.
14. The landscaping / planting scheme implemented in connection with condition nos. 12 and 13 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.
15. 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 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday.
16. No part of the development shall commence 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.
17. No part of the development shall be occupied until a Verification Report which demonstrates that the remedial works approved as part of condition no. 16 above have been satisfactorily carried out, has been submitted to and approved in writing by the Local Planning Authority.
18. The rating level of any noise generated by reason of this development shall not exceed the pre-existing background level by more than 5dB(A) at any time. The noise levels shall be determined at the nearest noise sensitive premises, and measurements and assessment shall be made in accordance with BS4142:1997 Method of Rating Industrial Noise Affecting Mixed Residential and Industrial areas.

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19. No training exercises in connection with the training facility hereby approved shall take place except between the hours of 09:00 and 22:00 Monday to Friday, and between 09:00 and 14:00 on a Saturday.
20. No use of the Fleet Vehicle Maintenance Garage hereby approved shall be made before 08:00 or after 18:00 hours Monday to Friday, or before 08:00 or after 13:00 on a Saturday, and at no time on a Sunday.
21. Prior to installation on site, details of any PA or siren / alarm system, including noise rating and location on site, shall be submitted to and approved in writing by the Local Planning Authority. The system shall thereafter only be operated in strict accordance with the details as are approved.
22. The development and site reprofiling shall only be carried out in strict accordance with drawing no. P030-ARU-C-A00-GR-GA-302 (Proposed Finished Levels).
23. The 'Amenities Area' as shown on the approved site plan ref: AR ARC 00 PL 100 012 Rev T shall only be used and maintained solely for flood water storage purposes. No objects (including those that could float and block downstream culverts, such as vehicles) shall be placed/stored in the 'Amenities Area'. Appropriate signage shall be placed on site to prevent storing such objects within the 'Amenities Area'.
24. No planting or fencing of a type that might collect debris or otherwise impede flooding shall be permitted in the 'Amenities Area' as shown on approved plan no. AR ARC 00 PL 100 012 Rev T.
25. No part of the development shall commence until a Flood Management Plan defining a suitable maintenance schedule for the 'Amenities Area', following the recommendations in Section 3.5.4 of the submitted FCA (Final v2 version, February 2014) has been submitted to and approved in writing by the Local Planning Authority. The 'Amenities Area' shall thereafter be maintained in strict accordance with the schedule as is approved.
26. No part of the development shall commence 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

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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.

27. No part of the development shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with condition no. 26. The sustainable drainage scheme shall be managed and maintained thereafter in strict accordance with the agreed management and maintenance plan.

28. No part of the development shall commence until a scheme for the management of overland flow (surface water attenuation should be provided for the Q100 + 30% climate change allowance rainfall event, rather than Q100 + 20% climate change allowance as stated in the FCA) from surcharging of the site's surface water drainage system has been submitted to and approved in writing by the Local Planning Authority. The overland flow shall thereafter be maintained in strict accordance with the scheme as is approved.

29. If during the course of the construction / development phase contamination not previously identified is found to be present at the site, all works shall cease until a remediation strategy is submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as is approved.

30. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is more than one tank, the compound should be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%. All filling points, vents gauges and sight glasses must be located within the bund. The drainage system of the bund

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shall be sealed with no discharge to any watercourse, land or underground strata.

31. The Himalayan balsam on site shall be treated in accordance with the recommendations contained within the approved report as prepared by Japanese Knotweed Solutions LTD and dated 21.07.11.

32. The development shall be carried out in strict accordance with the methodology, findings and recommendations contained within the Ecological Assessment carried out by AMEC Bam Construction Limited and dated June 2012 and updated in October 2012 approved as part of this application.

33. No part of the development shall commence until the ecological corridor / buffer strip has been fenced off using otter proof fencing in accordance with details which have been submitted to and approved in writing by the Local Planning Authority.

34. No part of the development shall commence until the fencing as provided in connection with condition no. 33 has been inspected on site by the Council's Ecologist and the installation has been approved in writing by the Local Planning Authority.

35. Notwithstanding the details shown on the approved plans and within the application documentation, and prior to installation on site, details of all boundary treatments including height, location, design, materials and colours shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment scheme as is approved shall thereafter be implemented in all respects prior to first use of the development. No other boundary treatments shall be erected on site than otherwise hereby approved.

36. No part of the development shall commence until a management plan for the ecological features and tree and shrub planting within the ecological corridor as detailed on approved plan ref: AR ARC 00 PL 100 012 Rev T, shall be submitted to and approved in writing by the Local Planning Authority. The ecological corridor and planting shall thereafter be managed in strict accordance with details hereby approved.

37. All non-essential lighting shall be switched off between 23:00 hours and dawn.

38. No part of the development shall commence until a scheme detailing the construction of the following has been submitted to and approved in writing by the Local Planning Authority:

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- 1) Detailed layout, design, drainage, lighting and construction of the proposed new junction onto Croesnewydd Road (including operation of blue light lane).
 - 2) Shared cycleway / footway link (including lighting).
- The scheme as is approved shall be fully implemented prior to first use of the development.
39. 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 has been fully implemented.
 40. A Final Travel Plan shall be submitted to and approved in writing by the Local Planning Authority following the first anniversary of first use of the development.
 41. No part of the development shall commence until a Draft Travel Plan has been submitted to and approved in writing by the Local Planning Authority.
 42. No use of the Make Ready Facility shall be made except in strict accordance with the details submitted and approved as part of this application. All of the Make Ready functions shall be carried wholly inside the building, with the vehicle garage doors closed, and no function relating to this facility shall be carried out externally.

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 a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
4. To comply with the requirements for sustainable buildings published by the Welsh Government (Planning Policy Wales Edition 6 (2014))
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7. To protect the integrity of the public sewerage system and 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.
8. To ensure that the retained trees are adequately protected during development in the interests of amenity.
9. To protect landscape features which are of significant amenity value in the area and which would ensure a satisfactory standard of appearance the development.
10. To ensure the work is carried out to accepted arboricultural practices for the long term well being of the tree(s).
11. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
12. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
13. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
14. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
15. To protect the amenities of the occupiers of nearby properties.
16. In the interests of the amenities of the future occupants of the buildings
17. In the interests of the amenities of the future occupants of the buildings
18. To protect the amenities of the occupiers of nearby properties.
19. To protect the amenities of the occupiers of nearby properties.
20. To protect the amenities of the occupiers of nearby properties.
21. To protect the amenities of the occupiers of nearby properties.
22. To reduce the risk of flooding.
23. To maintain the capacity of the 'Amenities Area' for flood storage and to reduce flood risk.
24. To allow the 'Amenities Area' to function as a flood storage area and to maintain its volumetric capacity.
25. To ensure the 'Amenities Area' is adequately maintained so that it continues to function as a flood storage area throughout the lifetime of the development.
26. To ensure satisfactory drainage of the site and to avoid flooding.
27. To ensure satisfactory drainage of the site and to avoid flooding.
28. To reduce the risk of flooding to the proposed development.

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29. For the protection of controlled waters.
30. To prevent pollution of the water environment.
31. To prevent the spread of Invasive non-native species.
32. To protect named species/habitats/biodiversity which would otherwise be damaged/lost by the development hereby permitted.
33. To protect named species/habitats/biodiversity which would otherwise be damaged/lost by the development hereby permitted.
34. In order to protect wildlife interests, which are afforded special protection.
35. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
36. To protect named species/habitats/biodiversity which would otherwise be damaged/lost by the development hereby permitted and to ensure the work is carried out to accepted arboricultural practices for the long term well being of the trees.
37. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area and to protect the amenities of the occupiers of nearby properties.
38. In the interests of highway safety.
39. In the interests of highway safety.
40. To support the Council's approved Integrated Transport Strategy and to reduce dependency on the motor vehicle.
41. In the interests of highway safety.
42. To protect the amenities of the occupiers of nearby properties.

Note(s) to applicant

The applicant is advised that compliance with condition no. 15 does not provide an exemption from the statutory noise nuisance provisions of the Environmental Protection Act 1990. Any complaints received relating to noise from the development during the permitted hours may still be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints and legal action may be taken where appropriate.

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

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prosecution. For further information and advice regarding construction noise please contact the Council's Housing and Public Protection Department on 01978 315300.

Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:

- Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;
- Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of the notice can result in prosecution;
- Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Housing and Public Protection Department on 01978 315300 for further advice and information.

The Applicant is advised that under the Environmental Protection Act 1990, dust from construction and/or demolition activities can be judged to be causing a statutory nuisance to neighbouring properties. A legal notice can be served requiring that any dust nuisance is abated and failure to comply with the requirements of the notice can result in prosecution. The applicant should contact the Council's Housing and Public Protection Department on 01978 315300 for further advice and information.

Further advice on compliance with condition nos 16 & 17 may be obtained by contacting the Council's Environmental Protection Team on 01978 315733.

Should the investigation identify contamination issues that may affect receptors other than the site users e.g. groundwater, then it is recommended that these works are also addressed in consultation with the Housing and Public Protection Department prior to commencement of works on site. The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Such hazards

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may currently exist, be caused as a result of the proposed development, or occur at some time in the future. These hazards include:

- Collapse of shallow coal mine workings.
- Collapse of, or risk of entry into, mine entries (shafts and adits).
- Gas emissions from coal mines including methane and carbon dioxide.
- Spontaneous combustion or ignition of coal which may lead to underground heatings and production of carbon monoxide.
- Transmission of gases into adjacent properties from underground sources through ground fractures.
- Coal mining subsidence.
- Water emissions from coal mine workings.

Applicants must take account of these hazards which could affect stability, health & safety, or cause adverse environmental impacts during the carrying out their proposals and must seek specialist advice where required. Additional hazards or stability issues may arise from development on or adjacent to restored opencast sites or quarries and former colliery spoil tips.

Potential hazards or impacts may not necessarily be confined to the development site, and Applicants must take advice and introduce appropriate measures to address risks both within and beyond the development site. As an example the stabilisation of shallow coal workings by grouting may affect, block or divert underground pathways for water or gas.

In coal mining areas there is the potential for existing property and new development to be affected by mine gases, and this must be considered by each developer. Gas prevention measures must be adopted during construction where there is such a risk. The investigation of sites through drilling alone has the potential to displace underground gases or in certain situations may create carbon monoxide where air flush drilling is adopted.

Any intrusive activities which intersect, disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) require the prior written permission of the Coal Authority. 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

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entries for ground stability purposes.

Failure to obtain Coal Authority permission for such activities is trespass, with the potential for court action. In the interests of public safety the Coal Authority is concerned that risks specific to the nature of coal and coal mine workings are identified and mitigated.

The above advice applies to the site of your proposal and the surrounding vicinity. You must obtain property specific summary information on any past, current and proposed surface and underground coal mining activity, and other ground stability information in order to make an assessment of the risks. This can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com

If a connection is required to the public sewerage system, the developer is advised to contact Dwr Cymru Welsh Water's Network Development Consultants on 0800 917 2652

Some public sewers and lateral drains may not be recorded on Dwr Cymru Welsh Water's 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 Dwr Cymru Welsh Water, the applicant is advised to contact the Operations Contact Centre at Dwr Cymru on 0800 085 3968 to establish the location and status of the sewer. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

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.

This planning permission requires that development be carried out in accordance with the approved plans, including the construction of an estate

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road intended for adoption by the Council under the Highways Act 1980. It is essential therefore that the detailed proposals are submitted to the Highway Authority and confirmed as acceptable BEFORE development commences. Please contact the Highway Authority on telephone no. 01978 729690 for further guidance.

The applicant is advised that submission of a copy of the relevant section 38 adoption agreement, between the applicant and the Highway Authority, to the Local Planning Authority will allow the above condition no.37 to be formally discharged in writing.

The proposed scheme 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.38 / 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 works.

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



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