

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: 05/01/2011
Decision Notice Sent:
07/01/2011
Grid Reference:
E 337599
N 349800

Applicant	MR CHRIS JONES VILLAGE BAKERY (COEDPOETH) LTD	Code No	ABE P/2010/0943
Agent	TACP LLP MR MATTHEW GREGORY 27 GROSVENOR ROAD WREXHAM LL11 1DH	Date Received	11/11/2010
		Decision Date	22/12/2010

Town and Country Planning Act, 1990

Location of application

TY TWR, COED ABEN ROAD, WREXHAM INDUSTRIAL ESTATE,
WREXHAM, LL13 9UH

Description of application

ALTERATIONS TO EXISTING INDUSTRIAL BUILDING, INCLUDING SMALL EXTENSIONS TO REAR, NEW WINDOWS TO SIDE ELEVATION, FLOUR SILOS TO REAR SERVICE YARD AND NEW CAR PARKING AREA

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

E4	Employment development within settlements
EC6	Biodiversity Conservation
GDP1	Development objectives
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. No facing or roofing materials shall be used other than materials matching those used on the existing building.
3. No part of the substation shown on drawing no. 5987 - GA 100 shall be

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built, constructed or erected until full details of its external appearance has been submitted to and approved in writing by the Local Planning Authority. The substation shall thereafter be built in strict accordance with the plans as approved.

4. 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.

5. No part of the development shall be occupied until a Verification Report which demonstrates that the remedial works approved as part of condition no. 4 above have been satisfactorily carried out, has been submitted to and approved in writing by the Local Planning Authority.

6. Development shall not commence until a report detailing a scheme of mitigation measures for Great Crested Newts has been submitted to and approved in writing by the Local Planning Authority. Works shall only proceed thereafter in strict accordance with the approved scheme.

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.

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. 6 shall be permanently retained. 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.

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 a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
4. In the interests of the amenities of the future occupants of the

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buildings.

5. In the interests of the amenities of the future occupants of the buildings.

6. To protect named species/habitats/biodiversity which would otherwise be damaged/lost by the development hereby permitted.

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.

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.

Further advice on compliance with condition no. 4 may be obtained by contacting the Council's Environmental Protection Team on 01978 813722. 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 on 01978 813700 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 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.

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- 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 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

There is a medium pressure gas main in close proximity to the proposed development site. The granting of planning permission does not authorise the

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building over, diversion or other interference with the pipe or the carrying out of excavation works above or within 10 metres of it.

You are advised that no works should commence without prior consultation with:-

NATIONAL GRID UK LTD
BLOCK 1
PLANT PROTECTION
FLOOR 2
BRICK KILN STREET
HINCKLEY
LE10 0NA



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