

In pursuance of its powers under the Acts an 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: 15/12/2005
Decision Notice Sent:
30/01/2006
Grid Reference:
E 331016
N 346355

Applicant	Dennis Ruabon Tiles Limited	Code No	ESC P/2005/1219
Agent	M J C A Mr Guy Titman Baddeley Colliery Offices Main Road Baxterley Atherstone Warwickshire CV92LE	Date Received	21/10/2005
		Decision Date	30/01/2006

Town and Country Planning Act, 1990

Location of application

Dennis Ruabon Tiles Limited, Hafod Tileries, Hafod, Wrexham, LL146ET

Description of application

Extension to range of use of current permitted storage areas to include the storage of imported tiles, plant and mobile offices

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

EC6	Biodiversity Conservation
GDP1	Development objectives

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. Before development commences, a detailed scheme of terrestrial searching for Great Crested Newts and other amphibians within the site should be submitted to and approved by the Local planning Authority. The report of survey shall also include details of any mitigation measures required, and these measures shall be completed in accordance with time scales to be agreed as part of the measures before development commences on site.
3. No plant or machinery stored on the site covered by this permission shall exceed 6 metres in height.

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4. No more than 4 mobile offices shall be stored on the site covered by this permission and they shall be stored no more than 2 units height.
5. The height of all clay products stored on the site covered by this permission shall not exceed 4.5 metres in height.
6. The land shall be used solely for the storage of imported ceramic products, mobile offices, mobile plant and for finished products from the adjacent tileries.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. In order to protect wildlife interests, which are afforded special protection.
3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
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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.