Report of the Chief Officer Economy and Planning

Application Reference
P/2025/0214

Applicant
Mr Gareth Venn

Agent

Site Address
LAND OFF, MILLER ROAD, BRYMBO, WREXHAM, LL11 5HX

Description of Development
NEWID DEFNYDD O DIR I OFOD CYMUNEDOL, GAN GYNNWYS LLEOLI 2 GYNHWYSYDD DIM STORIO, GOSOD TOILED COMPOST, ARDAL CHWARAE, GOFOD YSGOL GOEDWIG A LLWYBR BEICIAU / CHANGE OF USE OF LAND TO COMMUNITY SPACE, INCLUDING SITING OF 2 NO STORAGE CONTAINERS, INSTALLATION OF COMPOST TOILET, PLAY AREA, FOREST SCHOOL SPACE AND BIKE TRACK

Ward
Brymbo/Brymbo

Community
Brymbo/Brymbo

Recommendation
Subject to the Council's Contaminated Land Officer confirming whether conditions 4 and 5 remain necessary in light of the additional information submitted by the applicant, the Chief Officer Economy and Planning be given delegated authority to grant planning permission.

Officer Report

Site Description
The site at present comprises an area of grassland with a pathway running along the western edge of the site and a number of trees and shrubs lining its edges. A housing estate lies in an elevated position within close proximity of the site to the west. To the east is an area of woodland comprising mostly young silver birch trees and to the north and south are other areas of grassland and pathways. Access on foot is from Miller Road or from other pathways leading to the site.



Proposal

The application seeks planning permission for the change of use of the site to community space and the siting of two storage containers, the installation of a compost toilet, play area, forest school space and the formation of a bike track.

The containers would be 1 x 10ft (floor area 6.8sqm) and 1 x 20ft (floor area 13.9sqm). The 10ft container would be used for storage purposes. The 20ft container would be used to hold forest school sessions and would have a pair of internal uPVC doors at one end, behind the main container doors, and a side door to the exterior. The containers and an area of additional 'kick about'/play space would be sited at the southern end of the site.

The bike track would at the northern end of the site, taking up an area approximately 20m x 30m and would comprise a track with low-level ramps. The play equipment, the specification of which has not yet been finalised, would be placed within the centre of the site and would comprise natural play structures.

Reason for Committee Determination

Individual letters of objection received from the owners/occupiers of 3 or more properties.

Site History

P/2009/0125 - Variation of condition no. 2 imposed under planning permission P/2006/0341 to allow the period for the submission of reserved matters to be extended for a further two years - Granted 06/04/2009.

P/2006/0341 - Variation of condition no. 1 imposed under planning permission BRY P/2003/1324 to allow the period for the submission of reserved matters to be extended for a further two years - Granted 27/04/2006.

P/2005/0114 - Approval of reserved matters for 469 dwellings - Granted 31/01/2005.

P/2004/1441 - Amendment to condition 42 of planning permission CB00016 to replace obsolete guidance on contamination survey criteria with current guidance - Granted 23/12/2004.

P/2004/1153 - Amendment to condition no. 3 of planning permission P/2002/1171 relating to 1.2 hectares to be provided for a new school within the approved housing area - Granted 08/11/2004.

P/2003/1324 - Variation of condition no. 1 imposed under planning permission P/2000/968 to allow the period of the submission of reserved matters to be extended for a further two years - Granted 22/12/2003.

P/2002/1171 - Amendment to condition 10 to allow number of houses to be increased from 300 and amendment to condition 14 to relocate areas proposed for housing and industry - Granted 07/04/2003.

P/2002/0973 - Relaxation of condition no. 12 of planning permission BRY CB16 to extend the period of time to begin development by 12 months to 10th November 2003 - Granted 09/12/2002.

P/2002/0385 - Variation of condition no's 24, 25, 26 and 27 of planning permission CB00016 granted on 10th November 1997 which related to noise levels, scheme of noise monitoring and noise control measures - Granted 27/06/2002.

P/2000/0968 - Variation of condition no. 2 imposed under planning permission CB00016 to allow the period for the submission of reserved matters to be extended - Granted 11/12/2000.

CB00016 - Outline application for residential development and erection of buildings for retail, B1, B2 and B8 and leisure uses including heritage area, nature conservation area including formation of new accesses to classified road. Detailed application for reclamation of land including the recovery and processing of minerals - Granted 10/11/1997.

Development Plan

Unitary Development Plan:
UDP PS1 - The Broad Location Of Development
UDP PS2 - The Broad Location of Development
UDP PS4 - The Broad Location of Development
UDP Policy PS11 - Biodiversity
UDP Policy GDP1 - Development Objectives
UDP Policy EC4 - Hedgerows, Trees and Woodland
UDP Policy EC6 - Biodiversity Conservation
UDP Policy EC13 - Surface Water Run-off
UDP Policy EC16 - Derelict Land
UDP Policy CLF2 - New Facilities
UDP Policy CLF6 - Informal Recreation
UDP Policy T8 - Parking

Local Planning Guidance Notes (LPGN):
LPGN17 - Trees and development
LPGN32 - Biodiversity and development
LPGN35 - Great Crested Newt Mitigation Requirements

Unadopted LDP Evidence Base
Open Space Audit and Assessment of Need (OSAAN), March 2016.
Strategic Green Wedge Review (GWR), October 2017.
Background Paper 9 (BP9): Settlement Boundary Review, January 2019.

Relevant National Policy

Planning Policy Wales 12
Future Wales: The National Plan 2040
The Planning (Wales) Act 2015

Technical Advice Notes (TAN):
TAN5 - Nature conservation and planning
TAN11 - Noise
TAN16 - Sport, recreation and open space

Consultation Responses

Community Council:
No response received.

Local Member:
Councillor Paul Rogers raises the following concerns:

- The purpose and requirement for the container is not clear;
- The activities proposed all involve some level of staffed and volunteer activity yet there is no provision made for parking;
- There is no highways response from the authority despite the fact that similar country parks and large public open spaces across Wrexham have parking provision. This site does not;

- The applicant intends to use the land for a wider use than stated in the application. This is evidenced locally and supported by posts on social media;
- Some of the activities require pre-booking and payment online. This will generate visitors from outside the area and result in a parking requirement;
- No evidence has been provided to justify the need for a compostable toilet; and
- There is a lack of information around the management of waste from the compostable toilet.

Natural Resources Wales:
Raises no objections subject to suitably worded conditions being imposed relating to further surveys of trees prior to any tree felling and a scheme of Reasonable Avoidance Measures in respect of Great Crested Newts.

Considers that there is reason to believe contamination is present due to the site's association with the Brymbo Steelworks and being located within a historic landfill site. Comments that a preliminary risk assessment has not been submitted. Recommends the Council's Contaminated Land Officer is consulted.

Recognises the specific nature of the application submitted (a facility to serve the existing local community) and that a composting toilet is proposed and therefore there is unlikely to be a source of additional nutrients and/or a pathway for nutrient impacts to the River Dee and Bala Lake SAC.

Dwr Cymru Welsh Water:
Comments that as the proposal intends utilising an alternative to mains drainage, the applicant seeks advice from Natural Resources Wales and the Council's Building Control Department.

Advises that the provisions of Schedule 3 of the Flood and Water Management Act 2010 would be applicable in the event that a total impermeable area of 100sqm or more is provided meaning approval of Sustainable Drainage Systems (SuDS) features would be required.

Highway Officer:
Raises no objections in principle to the proposed development.

Comments that the proposed development site is accessed off Miller Road which is an unclassified, residential road subject to a 20mph speed limit. Notes that currently, the open space / development site can be accessed directly from Miller Road by two existing footpaths which can be accessed by bikes and push chairs / prams. Understands that in the future, the site will have an additional access point leading from Heritage Way (Taylor Wimpey Site) and would enable bike and wheelchair access to Miller Field. It is assumed that the proposed development will typically be used by the local community and will not attract any significant parking demand.

Contaminated Land Officer:

Notes that the development is on/in the vicinity of a former landfill site and also on the former Brymbo Steelworks site. Comments that the site has been assessed and remediated and therefore no further assessments would be required. However, advises that new remedial measures may be necessary to ensure no exposure risks are created by construction and the new use of the land. Recommends that suitably worded conditions are necessary to secure a remediation strategy and a validation report.

Public Protection Officer:
No comments.

Planning Policy Officer:
Comments that Planning Policy Wales recognises the fundamental role that green infrastructure plays in shaping places, well-being, climate change mitigation etc. and stipulates that the planning system must maximise its contribution to the protection and provision of green infrastructure. The proposed aims to facilitate (continued and greater than existing) access to outdoor play, educational sessions and natural history-orientated events for children and members of the community. As the proposed would help to facilitate education about the natural environment and enable members of the community, via the interaction with nature, to experience the range of well-being benefits associated, the proposed is closely aligned with the aims and objectives of Planning Policy Wales, Chapter 6.

Comments that the unadopted LDP Green Wedge designations function to prevent settlement coalescence and to protect the openness of the land. Advises that provided the tree and hedge planting act as effective screening for the storage containers, there would be no conflict with the aims of unadopted LDP Policy SP6. As the scheme proposes access to community facilities and open space/green infrastructure and access to natural assets (that would be used to a greater degree, and more widely than presently), it would address key determinants of health and align with the aims of unadopted LDP Policy SP13.

Comments that the application site lies outside of the settlement limit in the unadopted LDP yet within a close proximity to its boundary. Notes that the application site is not identified in the Open Space Audit and Assessment of Need (OSAAN) as open space, though it is used for this purpose. The OSAAN states: the settlement is generally sufficient in terms of quality and accessibility of provision… In terms of the current quantity standard*, the OSAAN states*: *Brymbo is deficient against the standards set for amenity greenspace and provision for children and young people.* Advises that as the proposed would protect and enhance the existing utilised greenspace, it adheres to the aims of Policy CF1.

Arboricultural Officer:
Raises no objections.

Ecology Officer:
Comments that the application involves the loss of a portion of locally valuable grassland. As stated in the Ecology Report, previous management of the site has been, on occasion, inappropriate. As it stands the proposal does not provide NBB. Recommends a condition be imposed to secure NBB measures.

Publicity Undertaken:
Site Notice: Erected on 7th April 2025
Notification Letters: Sent on 3rd April 2025

Responses to Publicity:
11 letters of representation have been received towards the proposal; eight were raising objections and two were letters of support. The comments raised are summarised below:

Comments made raising objections:

- There is no direct pathway from Bloom Avenue to the site, thus our front garden becomes a walk way for children to attend;
- Noise pollution as currently this is a peaceful and tranquil area;
- Antisocial behaviour, already experienced through a local child defacing the fences at our house;
- People riding their motor bikes/ quad bikes along this site without helmets - having an attraction like this will encourage this to continue more;
- Littering issues - currently occurring between the two estates; this plan will encourage more littering;
- No lighting within the proposals and therefore it would be a Health and Safety issue;
- Compostable toilet - concerns regarding smell, cleanliness & security of the toilet, the attraction of wild animals, vagrants and antisocial behaviour from High School and College Students knowing that the toilet is available to them;
- Detrimental effect on the desirability of the adjacent properties;
- This area was designated as a nature area and could not be developed;
- This is a quiet field that is scenic and tranquil;
- Parking difficulties;
- Increase in noise outside our home;
- Interference with privacy due to pedestrians walking and driving past our window;
- What is meant by the term bike? Is this track going to be also utilised by motor bikes as this would bring untold safety issues for other users of the area and a great deal of noise;
- Storage containers which will become a target for vandals;
- Storage containers due to change of use/ conversion rules may at a future date be turned into a youth club;
- The discussions with residents did not ask about these plans or parking and access from Miller Road. Residents were only asked about a grass roots van and children playing games on the land;
- Children will be limited to times that they can use the site due to lack of lighting;

- It is already difficult to park on Miller Road due to dog walkers parking across driveways, across pavements and on corners creating hazardous ones for drivers and pedestrians, particularly children;
- This is not needed - This land area already supports an abundance of outdoor activities, including a track suitable for cycling;
- Containers will detract from the enjoyment and physical beauty of the areas; and
- There have been previous local community "events" on this land that have been nothing more than a nuisance to all local residents.

Comments in support:

- Welcome any development like this as we were promised many things (school, shops etc) when we moved in 16 years ago and nothing has developed at all, only the construction of more houses;
- I wish the bike track had been put in years ago as my son and other children would have used it growing up. The younger children on the estate will benefit from this now;
- Will there be seating around this area also, as it would be great to be able to walk around and sit there in the summer?
- The application is to improve the facilities for the area and allow more play opportunities for older children in the area;
- There are currently very limited facilities in the area for older children as the playgrounds are tailored to toddlers & younger ages; and
- The group that provides the play sessions are always conscientious about the surroundings and ensure that no issues are raised on the back of the play sessions they provide.

General comments:

- For clarification purposes could any permission have a condition that the bike track is not to be used by motorised bikes and vehicles. Reason so as not to cause a noise nuisance in a Community Space adjacent to residential properties, and for the safety of persons, children and pets using the Community Space.

Background

The applicant has responded to the Local Member's comments and provided the following information:

Miller Field is the only flat open space in the area of Lodge Valley. It is used for several purposes:

Forest School activities: Through term time between 20 and 50 primary school pupils in groups engage in Forest School activities each week on Miller Field. Stori Brymbo's qualified and experienced Forest School/Outdoor Play facilitators run these sessions for local schools, primarily St Mary's School.

Outdoor Play sessions (facilitated): Outside of school hours, Stori Brymbo's Forest School/Outdoor Play facilitators run semi-structured, weekly outdoor play sessions for local children. Through the school holidays, especially the summer,

additional play sessions are put on to give local children something to do and a place to go together where they are entertained and safe.

Outdoor Play/activity (free): The proposed development would create a space for the whole community to use, including walking, running, cycling, dog walking as well as sitting & relaxing around the park.

Volunteering and Outdoor Activities: Various groups of volunteers use Lodge Valley Park of which Miller Field is a part, for example:

- *Sessions for local people who want to learn more about the wildlife that lives in the area.*
- *Woodland Management courses and activities through the year; and*
- *Wrexham Litter Pickers frequently work to keep the area free of litter.*

Trialling a range of community initiated activities that may be structured, semi-structured or unstructured for example:

- *Outdoor yoga;*
- *A dog walking group;*
- *A walking group;*
- *A running group;*
- *A photography group;*
- *Treasure hunts/trails/Easter Egg hunts; and*
- *Nightingale House remembrance wood.*

The above gives rise to a requirement for:

- *Safe and secure storage to support play and volunteering activities;*
- *Space for volunteers to have breaks and refreshments;*
- *A space so play can continue in bad weather; and*
- *A need for visitors to have access to WC facilities.*

Not all the activities proposed involve some level of staffing. Most of the time Miller Field will be open to play and activities that are not facilitated, as is the norm for parks and play spaces.

The van that staff travel in is taken onto Lodge Valley Park/Miller Field and therefore does not give rise to a requirement for street parking.

Facilitated groups are by their nature small groups and most participants are from the surrounding villages. Walking and cycling to site is something that will be encouraged.

By the end of September 2025, the Stori Brymbo car park will be available to use also. The use of this car park will be encouraged.

The applicants acknowledge that some visitors may come from outside of the area, but those would arrive and park at the Stori Brymbo car park.

Principle of Development

The site lies within the defined settlement limit of Brymbo and the Brymbo Steelworks Land Reclamation site in the UDP. The site also lies adjacent to an area of woodland and is a currently an area of open space that was formerly part of the former Brymbo Steelworks site. The proposed development is intended to continue and expand access to outdoor play, educational sessions and natural history-related events for children and the local community.

Planning Policy Wales 12 recognises the fundamental role that green infrastructure plays in shaping places and well-being and stipulates that the planning system must maximise its contribution to the protection and provision of green infrastructure. The proposed development would help to facilitate education about the natural environment and enable members of the community, via the interaction with nature, to experience the range of well-being benefits associated. It therefore accords with the aims and objectives of Planning Policy Wales, Chapter 6.

Policy EC16 of the UDP identifies the former Brymbo Steelworks site as one which would be reclaimed and restored for beneficial use. Policy CLF2 states that additional facilities may be provided during the plan period.

The site comprises an area of grassland with a pathway running along the western edge of the site and a number of trees and shrubs lining the edges of the site. The supporting information outlines a range of temporary uses that have taken place on the site over recent years. These include community play sessions, educational sessions organised by Stori Brymbo and forest school sessions. The site is not identified as open space within the Open Space Audit and Assessment of Need (OSAAN): March 2016. However in terms of the current quantity standards, the OSAAN states that Brymbo is deficient against the standards set for amenity greenspace and provision for children and young people. The proposed development would contribute to enhancing usable open space provision within area.

Having regard to the above, the formalisation of the site for community use would be beneficial to the area given the current open space deficiency in Brymbo and would therefore accord with Policies EC16 and CLF2 of the UDP.

The unadopted LDP has been subject to Examination in Public and found sound by the LDP Inspectors. The evidence base underpinning the unadopted LDP is therefore a relevant material consideration. The UDP settlement boundaries and Green Barriers were reviewed as part of the process of preparing the unadopted LDP. The application sites lies outside of a defined settlement limit and within the Green Wedge in the unadopted LDP. Two of the purposes of Green Wedge designations is to protect the openness of the land and to prevent the coalescence of settlements. Paragraph 3.75 of the PPW12 states that new buildings within the Green Wedge is not inappropriate development where it would be for the purposes of outdoor sports, recreation and other uses that maintain the openness of the Green Wedge and the purposes of including land within it.

The proposed development would be for community outdoor recreational use, with minimal physical development involved. It would therefore not amount to inappropriate development within a Green Wedge. Also, due to the scale of the development proposed, it would not harm the openness of the Green Wedge or contribute towards the coalescence of Brymbo with any other surrounding settlement. As such, there would be no conflict with conclusions of the GWR.

Having regard to the above, the principle of development is acceptable when considered in the context of the relevant UDP policies and the evidence base underpinning the undopted LDP.

Design

Policy GDP1 of the UDP requires development proposals to accord with or enhance the character and appearance of a site and the surrounding landscape in terms of scale, design, layout and landscaping.

The proposed development includes the siting of two storage containers, a composting toilet and natural play structures on the land. The play equipment and composting toilet, due to their size, scale and appearance, would not be harmful to the openness or the character of the site or surrounding area. Subject to proposed landscaping measures, the proposed storage containers, would be largely screened from view and would therefore not significantly visually impede views through the site or the openness of the wider area. The other works, including the creation of a bike track, would be limited in scale and extent so would also not be visually harmful to the area.

Having regard to the above, the proposed development would be appropriate for an area of community open space and would not detract from the overall character of the wider area. As such it accords with UDP policy GDP1.

Impact on Neighbouring Amenity

Objectors have raised concerns about noise potential disturbance and loss of privacy. However, the land can be used by members of the public, with footpath access to the site from two sections of Miller Road. It is therefore likely that an element of noise is already be experienced by residents from people accessing the site. It is anticipated that much of the use of the site would by organised educational or community play groups during daylight hours, therefore any noise would not be at unsociable times. It should be noted that topography of the site and surrounding area would mean that the existing hillside separating Miller Road from the site would provide some degree of acoustic mitigation. It is also noted that the Council's Public Protection Officer raises no objection.

Having regard to the above, it is considered that the proposed development would not give rise to significant harm to the living conditions of the occupiers of nearby properties. In such terms, the proposed development accords with UDP policy GDP1.

Objectors have also raises concerns about antisocial behaviour, littering and site users walking across the gardens of properties. These matters are more appropriately controlled by other legislation.

Highway Considerations

Policy GDP1(d) of the UDP requires development proposals to ensure safe and convenient pedestrian and vehicular access to and from development sites, both on site and in the nearby locality. Policy T8 of the UDP requires appropriate parking facilities to be available. Policy DM1 of the unadopted LDP sets broadly similar requirements.

The development would be used by the local community. It is therefore expected that the majority of the users would arrive on foot or by bicycle meaning it is unlikely that any parking or highway safety issues would arise. There are a number of footpaths within and close to the site, therefore safe and convenient pedestrian access would be provided and cycle and pram parking is to be provided on site. Having regard to this, the proposed development accords with the relevant policies referenced above.

Objectors have raised concerns about the proposed bike track. However, this is to be designed for use by bicycles, not motor powered bikes. Any use of the facility by motorbikes, scooters, track bikes or similar would be a matter for the police to control.

Natural Environment

Planning Policy Wales (PPW12) requires that a Green Infrastructure Statement is required on all developments. It should show that development has a net benefit to biodiversity and green infrastructure and should describe how the green infrastructure of a site has been incorporated into the development proposal.

PPW12 requires development to provide a net benefit for biodiversity (NBB) i.e. a better outcome than if the site was left undeveloped. Every application regardless of size must not only mitigate any negative impacts of the development, but also have a positive benefit for biodiversity which will be in place for the lifetime of the development. Enhancements should be onsite, proportional to the size of development, tailored towards features valuable in the area.

A Preliminary Ecological Appraisal (PEA) has been submitted with the application. The PEA summarises the proposed works as being 'the conversion of semi-improved (SI) neutral grassland to the north into amenity grassland and the removal of scattered scrub, and retention of grassland to the south and managed as a wildflower meadow.' The existing Green Infrastructure on site is described within the PEA as being dominated by semi-improved neutral grassland and being of moderate ecological value. The works required to facilitate the development are not considered to significantly impact protected species, subject to reasonable avoidance and mitigation being in place. The PEA contains a number of recommendations including Grassland Management Plan to be produced and improvements to the areas of SI neutral grassland to be retained.

The proposed enhancement/NBB measures outlined in the PEA are:

- Tree planting;
- Additional area of appropriately managed SI neutral grassland;
- Areas designated for ground nesting birds to be free of dog disturbance;
- Additional habitat creation as part of the Great Crested Newt (GCN) and reptile mitigation plan; and
- Bat boxes, bird boxes and bug hotels to be installed around the site.

The Council's Ecology Officer has advised that the proposed measures would not be sufficient to deliver a net benefit to biodiversity. However, a revised scheme could be secured by a suitably worded condition.

NRW recommended that suitably worded conditions are necessary to secure a pre-construction bat survey before any trees with bat roost potential are felled along with reasonable avoidance measures in respect of Great Crested Newts. The former is considered unnecessary given that no trees with bat roost potential are proposed for removal. However, the latter is considered necessary because the site does have foraging and refuge value for Great Crested Newts.

Subject to the conditions referred to above, the proposed development accords with UDP policies PS11 and EC6, and PPW12 paragraph 6.4.5.

Drainage

The site would be used by the local community and those residing within the catchment of the River Dee and Bala Lake SAC. The development does not constitute a source of additional phosphorus entering the SAC and as such a likely significant effect can be ruled out. The proposed development therefore accords with UDP policy EC6.

The proposed development includes the siting of one composting toilet. The Local Member has raised concern that there is no evidence that this is required. However, there is no planning policy requirement for the applications to demonstrate that there is a requirement. Moreover, it is not unusual for community facilities to be provided with WC facilities.

NRW and the Council's Ecology Officer have raised no objection to the composting toilet. Objectors have raised concerns regarding odour, cleanliness & security of the toilet, the attraction of animals, vagrants and antisocial behaviour. However, these are all matters outside of the control of the planning system and would be controlled by other legislation.

Other Considerations

The site was formerly part of the Brymbo steelworks site and is also in the vicinity of a former landfill site known as The Works Tip. Although the site has been subject to remediation carried out in conjunction the reclamation of the former steelworks site, the Council's Contaminated Land Officer has advised that further remedial measures may be necessary to avoid exposure risks arise from construction works and the propose use. The submission, implementation

and validation of an appropriate remediation strategy could be secured by the imposition of a suitably worded planning condition.

The applicant has submitted further information regarding previous remediation works. The Council's Contaminated Land Officer has been re-consulted and asked to advise if the conditions recommended are still considered necessary. A response was awaited at the time of writing this report and a further update will be provided to Members via the Addendum.

The Local Member has raised concerns that the applicant may intend to use the land for purposes beyond those specified in the application. However, it is only possible to consider this application on the basis of the development proposed. The application proposes development for a mixture of education and recreational uses, falling with Classes D1 and D2 respectively. Provided other uses also fell within these classes, planning permission would not be required. However, planning permission would be required for any built development, engineering operations or for any uses falling outside of Classes D1 or D2.

Granting of permission for the proposed development would not set a precedent for any future development. Any proposals for further development would be the subject of future planning applications. These would be considered on their own merits.

Conclusion

The proposed development would provide a formal area of community open space in any area with a deficit of such provision. It would not give rise to visual amenity, residential amenity, highway safety or ecology concerns. It therefore accords with the relevant UDP and does not conflict with the evidence base underpinning the unadopted LDP.

Conditions

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 following plan(s) and document(s):

- Location Plan Drawing Scale 1:1250 dated 24/02/2025;
- Drawing TQRQM25050135827579 dated 09 May 2025;
- Storage Container Drawing (Floor Area 13.9sqm);
- Storage Container Drawing (Floor area 6.8sqm);
- Bike Rack Document received on 7th May 2025;
- Preliminary Ecological Appraisal V2 ref: EE.4665.24.2.KW;
- Arboricultural Report dated January 2025;
- Design and Access Statement dated 15th January 2025.

3. No part of the development shall commence until a detailed management plan of the site has been submitted to, and approved in writing by, the Local Planning Authority. The plan shall include measures to increase the biodiversity value of the site. The approved measures shall be implemented in full, prior to first use of the development, and thereafter maintained for the lifetime of the development.

4. No development shall take place until a scheme specifying the measures that will be taken to remediate the site to render it suitable for the proposed development hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The site shall thereafter be remediated in accordance with the approved scheme.

5. Each part of the site subject to the remediation under the scheme(s) approved as part of condition 04 shall not be used until a Validation Report has been completed in respect of that part of the site and submitted to and approved in writing by the Local Planning Authority.

6. No phase of development, including site clearance, shall commence until a Great Crested Newt (GCN) plan of reasonable avoidance measures has been submitted to and approved in writing by the Local Planning Authority.

The plan of reasonable avoidance measures should include the submission of details and plans concerning GCN reasonable avoidance and mitigation measures including, but not necessarily be limited to:

• fence design, construction and maintenance (the erection of a one-way amphibian fence, prior to and throughout the duration of construction operations);

• proposals for the clearance of individuals from working areas;

• details of timing, phasing and delivery of reasonable avoidance measures.

The plan of reasonable avoidance measures shall be carried out in accordance with the approved details.

7. No external illumination within the site shall take place before a lighting scheme has been submitted to and agreed in writing by the Local Planning Authority. The lighting scheme shall be installed and operated in accordance with the approved details. No other lighting shall be used on any external part of the development.

Reasons

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

2. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

3. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

4. To ensure that the risks to the future users of the site and to the local environment have been assessed and, where necessary, appropriately remediated, in accordance with paragraph 6.9.17 of PPW12.

5. To ensure that the risks to the future users of the site and to the local environment have been assessed and, where necessary, appropriately remediated, in accordance with paragraph 6.9.17 of PPW12.

6. To ensure that Great Crested Newt are protected during the development process, having regard to Policy PS11 of the Wrexham Unitary Development Plan.

7. In order to protect wildlife interests in accordance with Policies GDP1 and PS11 of the Wrexham Unitary Development Plan.

Notes

Following the commencement of Schedule 3 of the Flood and Water Management Act, if a total impermeable area of 100sqm or more is to be created, the works as proposed will be required to obtain approval from the SuDS Approving Body (SAB) prior to commencement of those construction works. Further details of the SAB, the new national standards, the pre-application advice service and the application for approval process can be found on the Wrexham CBC's SAB webpage: https://www.wrexham.gov.uk/english/planning_portal/sab/sab.htm or by contacting the SAB Team directly at SAB@wrexham.gov.uk