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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COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant	GLADMAN DEVELOPMENTS LIMITED	**Code No**	ESC P/2020/0210
Agent	GLADMAN DEVELOPMENTS LIMITED GLADMAN HOUSE ALEXANDRIA WAY CONGLETON BUSINESS PARK CONGLETON CW12 1LB	**Date Received**	24/03/2020
		Decision Date	14/07/2021

Town and Country Planning Act, 1990
Section 73

Location of application

LAND AT, BANGOR ROAD, JOHNSTOWN, WREXHAM, LL14 6ET

Description of application

AMRYWIO AMODAU 3, 4, 5 A 30 O APEL APP/H6955/A/15/3135730 (P/2013/0545) - ESTYNIAD I DYDDIAD CYFLWYNO Y MATERION A GADWYD YN OL A TUNNU'R CYLCHFAN / VARIATION OF CONDITIONS 3, 4, 5 AND 30 OF APPEAL APP/H6955/A/15/3135730 (P/2013/0545) - EXTEND RESERVED MATTERS SUBMISSION DATE AND REMOVAL OF ROUNDABOUT

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

EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
PS2	Development and the environment
PS4	Settlement Pattern
T9	Walking, cycling and horse riding routes

Revision	Date	Description of Decision
0	14/07/2021	Planning permission issued

Particulars of decision that permission be GRANTED
Subject to the following:-

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Condition(s)

1. Details of the appearance, landscaping, layout and scale, (hereinafter called ""the reserved matters"") shall be submitted to and approved in writing by the Local Planning Authority before any part of the development begins. The development shall be carried out in accordance with the details as approved for each phase of the development.
2. The first reserved matters application shall include a plan showing the site and location of all subsequent phases of development ('the Phasing Plan'}. All subsequent reserved matters applications shall be submitted in accordance with the approved phasing plan.
3. Plans and particulars of all of the reserved matters referred to in conditions 1 and 2 shall be submitted in writing to the Local Planning Authority before 14 November 2023.
4. The development hereby permitted shall be begun within two years from the date of each approval of the reserved matters.
5. The submission of all reserved matters and the implementation of the development shall be carried out in accordance with the principles as shown in amended Masterplan Ref. 4355-L-05 Rev L and the design principles set out in the Design and Access Statements (June 2013, June 2014 and March 2020.
6. The landscaping and layout reserved matters to be submitted for the approved development pursuant to the requirements of Condition 1 above shall include a scheme for all areas of open space to be provided within the development site including public amenity space and equipped children's play areas (Local Equipped Area for Play [LEAP]). The scheme shall be implemented in accordance with the approved details prior to the first occupation of any dwellings.
7. As part of the Reserved Matters, a landscape management plan, to include the timing of the implementation of the plan, long term design objectives, management responsibilities, maintenance schedules and procedures for the replacement of failed planting for all landscape areas, other than for privately owned, domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out in accordance with the approved details.

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8. This permission shall provide for a maximum of 300 dwellings.
9. No development shall commence until details of a scheme for the disposal of foul and surface water has been submitted to and agreed in writing by the local planning authority. The surface water scheme shall include full details of a sustainable drainage system. The scheme shall be implemented in accordance with the approved details prior to the beneficial use of the development and retained in perpetuity.
10. 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.
11. No part of any buildings shall be constructed within 3 metres either side of the centreline of the public foul sewer, and within 5 metres either side of the centreline of the public combined sewer which crosses the site.
12. Prior to first use of the retail and commercial development, suitable grease traps shall be installed, which will prevent entry into the public sewerage system of matter (cooking fats, oils and grease etc), in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and thereafter maintained in accordance with the approved details.
13. Prior to first use of the retail and commercial development, all mechanical plant and equipment shall be enclosed in sound insulating material, mounted and located to minimise the transmission of structure borne sound in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and thereafter maintained as such in accordance with the approved details.
14. Prior to commencement of development a scheme for the provision of affordable housing within the development shall be submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex B of Welsh Government Technical Advice Note 2 or any future guidance which replaces it. The scheme shall include:

i. The numbers, type, tenure and location on the development of the affordable housing provision to be made which shall consist of not less than 20% of housing units;
ii. The timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;

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iii. The arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing if no Registered Social Landlord is involved;
iv. The arrangements to ensure such provision is affordable for both first and subsequent occupiers of the affordable housing; and
v. The occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.
15. No part of the development shall commence until an assessment of the nature and extent of contamination affecting the site has been submitted to and approved in writing by the Local Planning Authority. This scheme shall be carried out by a suitably qualified competent person and shall include a phased investigation approach to identify the extent of contamination and any measures required to remediate the site, including post-development monitoring.
16. No part of the development shall be occupied until a Verification Report which demonstrates that any remedial works approved as part of condition no. 15 above have been satisfactorily carried out, has been submitted to and approved in writing by the Local Planning Authority.
17. No development shall commence, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide:
i. The programme and phasing of works on site;
ii. Site offices and other temporary buildings;
iii. The parking of vehicles of site operatives and visitors;
iv. Loading and unloading of plant and materials;
v. Storage of plant and materials used in constructing the development;
vi. The erection and maintenance of security hoarding, including decorative displays and facilities for public viewing, where appropriate;
vii. Wheel washing facilities;
viii. Measures to control the emission of dust and dirt during construction;
ix. A scheme for recycling/disposing of waste resulting from demolition and construction works; and
x. Construction vehicle routing and access.
18. A site specific BS5228 noise assessment shall be submitted to and approved in writing by the Local Planning Authority as part of each of the reserved matters applications in respect of the relevant phases of the

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development. The assessment shall include the noise output level from existing noise generating uses around the application site and consider the impact upon future nearby residential properties from the different phases of development, to include output levels from the combinations of plant used for each phase of the development. The assessment shall also include noise mitigation/ attenuation measures where WHO guidelines are likely to be exceeded at noise sensitive properties in respect of both existing and proposed dwellings. The development shall be implemented in accordance with the approved details.

19. The rating level of any noise generated by reason of this development post completion shall not exceed the pre-existing background level by more than 5dB(A) at any time. The noise levels shall be determined at nearby noise sensitive premises, and measurements and assessment shall be made in accordance with BS4142:2014 Method of Rating Industrial Noise Affecting Mixed Residential and Industrial Areas.

20. Prior to commencement of development an ecological management plan and ecological method statement shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall:
Demonstrate how existing features of ecological interest will be protected;
* Detail the methodology of how protected species on the site will be managed and mitigated;
* Identify areas of compensation and demonstrate management in the long term; and
* Provide details of how the long term management of the site will be funded.

The recommendations as approved shall be fully implemented in accordance with timescales to be agreed in writing as part of the approved plan and method statement.

21. A minimum of 2 weeks before commencement of development, written notice of the name and contact details of an ecological Clerk of Works shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in all aspects under the supervision of the Clerk of Works as is approved.

22. An ecology compliance audit shall be carried out by a qualified ecologist, independently of the Clerk of Works appointed in connection with condition no. 21, in accordance with details to be submitted to and approved in writing by the Local Planning Authority. A copy of the completed audit reports shall be submitted to and approved in writing by the Local Planning

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Authority after each phase of development, and a final report submitted and approved in writing prior to the first occupation of each phase of the development.

23. Prior to demolition of any building on site, an updated Bat Roost and Bird Breeding Assessment, carried out by a qualified ecologist shall be submitted to and approved in writing by the Local Planning Authority. The report shall include an Ecological Method Statement demonstrating / identifying any measures of protection/ compensation I mitigation. The demolition shall be carried out in strict accordance with the recommendations as approved.

24. Prior to first occupation of the dwellings hereby approved a scheme for the provision of street lighting shall be implemented in accordance with details submitted to and approved in writing with the Local Planning Authority.

25. No part of the development shall commence until a Biosecurity Risk Assessment has been submitted to and approved in writing by the Local Planning Authority. The Assessment shall include appropriate measures to prevent the introduction of Invasive Non Native Species (INNS) during the construction phase, and measures to control INNS as may be currently present on site. The measures and proposals shall be fully implemented in strict accordance with the approved details.

26. A detailed scheme incorporating the design, provision, implementation and maintenance of flood risk protection together with an updated Flood Consequences Assessment shall be submitted to and approved in writing by the Local Planning Authority as part of a reserved matters application. Each phase of the development shall be carried out in strict accordance with the approved details.

27. No part of the development shall commence until archaeological surveys of all buildings on the site have been submitted to and approved in writing by the Local Planning Authority. The surveys shall be carried out in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

28. No dwelling to which this permission relates shall be sited within 18 metres of the centreline of a major hazard pipeline.

29. No part of the development shall be occupied until written confirmation has been obtained from the Hazardous Substances Authority confirming that the hazardous substances consent for the former Hafod Tileries has been formally revoked, and a copy of this confirmation has been submitted to and approved in writing by the Local Planning Authority.

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30. No part of the development shall commence until the following highway details have been submitted and approved in writing by the Local Planning Authority:
i) Detailed layout, design, drainage and construction of the proposed priority controlled junction and proposed traffic management and calming scheme on Bangor Road;
ii) Stage 1 / 2 - Independent Safety Audit in respect of the new junction;
iii) A cycleway/footway along the full frontage of the site on Bangor Road and Hafod Road;
iv) Detailed layout and design of the internal estate for the relevant phases;
v) Cycleway enhancements through Nant Parc estate with links to Johnstown;
vi) Speed limit amendments on Bangor Road;
viii) Visibility improvements at the existing Eco Ready Mix access.
The scheme as approved shall be fully implemented prior to the beneficial use of the development.
31. Prior to the residential occupation of any phase of the development, a Travel Plan for that phase shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include details of an annual monitoring report, which shall be submitted to the Local Planning Authority for written approval following the anniversary of the first beneficial use of the residential development, and every year up to and including the fifth anniversary.
32. Prior to first use of the new priority controlled junction to access the site, hereby approved, a post construction Stage 3 Independent Safety Audit shall be carried out and a report of the findings, to include details of all remedial actions, shall be submitted to and approved in writing by, the Local Planning Authority. All remedial works as may be approved shall be carried out prior to first use of the junction in strict accordance with the approved report.

Reason(s)

1. To comply with the provisions of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012
2. To comply with the provisions of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012

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3. To comply with Section 92 of the Town and Country Planning Act, 1990.
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5. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
6. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
7. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
8. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
9. To ensure satisfactory drainage of the site and to avoid flooding in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.
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11. To ensure satisfactory drainage of the site and to avoid flooding in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.
12. To prevent pollution of the water environment in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
13. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
14. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
15. In the interests of the amenities of the future occupants of the buildings in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
16. In the interests of the amenities of the future occupants of the buildings in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
17. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
18. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

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19. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
20. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
21. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
22. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
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25. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
26. To ensure satisfactory drainage of the site and to avoid flooding in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.

27. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
28. To ensure satisfactory drainage of the site and to avoid flooding in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.

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29. To ensure satisfactory drainage of the site and to avoid flooding in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.
30. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
31. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
32. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Officer Appointed for this purpose
Chief Officer Planning & Regulatory

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm