

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	D SHEPPARD	Code No	ISY P/2021/0008
Agent	LICHFIELDS MELISSA WILSON SHIP CANAL HOUSE 98 KING STREET MANCHESTER M2 4WU	Date Received	08/01/2021 17/05/2021
		Decision Date	

Town and Country Planning Act, 1990
Section 73

Location of application

LAND AT THE CORNER OF, , OAK ROAD AND ABBEY ROAD, WREXHAM INDUSTRIAL ESTATE, WREXHAM, , LL13 9RF

Description of application

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VARIATION OF CONDITION 2 (APPROVED DRAWINGS), 8 (DRAINAGE), 9 (VEHICULAR ACCESS), 10 (VEHICULAR ACCESS), 11 (MEANS OF ENCLOSURE), AND 13 (SURFACE WATER) OF PLANNING PERMISSION P/2020/0433

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
PS1	Settlement limits
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	17/05/2021	Planning permission issued

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. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered:

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WXM-GA-01H proposed site layout plan
WXM-SPY-01B Splay detail
WXM-SLP-01B Location Plan
2003663990 Container
TR18017-16V4000L64_03 Outside drawing
P18108-001C Access strategy
1CO106365EC3R5 Ecological Mitigation and Enhancement Strategy REC
01.0009.027 v2 Air Quality Assessment Isopleth
P18108 Oak Road Operational traffic management Plan May 2021
Waterco Drainage report
and as contained within the application documentation.

3. The development of the site shall be carried out in accordance with the recommendations of the approved contamination and remediation reports:
Email from Melissa Wilson, Senior Planner, Lichfields. Re: Applications P/2019/0517 and P/2019/0900 Oak Road, Wrexham Industrial Estate. Dated 13 July 2020.

SOCOTEC UK Limited, Volume 01: Phase 1 Report: Desk Study and Site Reconnaissance at Oak Road, Wrexham. Dated September 2019.

SOCOTEC UK Limited, Volume 2: Phase 2 Report: Contaminated Land Assessment Factual and Interpretative Report. Dated September 2019.

SOCOTEC UK Limited, Volume 01: Phase 1 Report: Desk Study and Site Reconnaissance at Oak Road, Wrexham. Dated June 2020.

SOCOTEC UK Limited, Volume 2: Phase 2 Report: Contaminated Land Assessment Factual and Interpretative Report. Dated June 2020.

SOCOTEC UK Limited, Volume 3: Phase 2 Report: Factual and Interpretative Report. Dated June 2020.

4. Each part of the site subject to the remediation under the scheme(s) approved as part of condition 3 shall not be occupied/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.

5. 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 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

6. The development shall be carried out in strict accordance with the findings and recommendations contained within the Ecological Mitigation and Enhancement Scheme, REC Ltd. Reference: 1CO106365EC3R5, June 2020 and approved as part of this application. The mitigation and compensation

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measures hereby approved shall be fully implemented prior to first use of the development.

7. A compliance audit shall be carried out by a qualified ecologist, independently of the appointed principle ecologist, in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. A copy of the completed audit reports should be submitted to and approved in writing by the Local Planning Authority after each phase of development.

8. No part of the development shall be brought into use until the existing drainage ditch has been diverted and piped in accordance with the detail contained in the approved letter of Waterco dated 22.03.2019 File Ref: W10833190322-Letter as updated by Waterco's Technical Note dated January 2021

9. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 120 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction above the level of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

10. The site shall be operated in accordance with the approved traffic management plan by CDM Consulting.

11. There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

12. The vehicular parking areas as shown on approved drawing(s) No(s). P18108-002C and 003C shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking of motor vehicles at all times.

13. No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. Permeable surfacing shall be provided across the approved site and access to intercept any such run off prior to first use of the development.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.

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3. To ensure that a satisfactory unit of residential accommodation is retained within the premises and to protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
4. In the interests of the amenities of the future occupants of the buildings in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
5. In the interests of the amenities of the future occupants of the buildings in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
6. The site is likely to contains features of ecological interest and it is necessary for the precise location of these features to be shown so that adequate provision can be made to ensure that later development does not damage any habitats or species identified in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
7. The site is likely to contains features of ecological interest and it is necessary for the precise location of these features to be shown so that adequate provision can be made to ensure that later development does not damage any habitats or species identified in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
8. To ensure that adequate drainage facilities are available for the satisfactory and proper development of the site in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.
9. To ensure an adequate service and parking area is retained within the site in the interests of highway safety in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan.
10. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
11. To ensure an adequate service and parking area is retained within the site in the interests of highway safety in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan.
12. To ensure an adequate service and parking area is retained within the site in the interests of highway safety in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan.
13. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant

Your attention is drawn to Highway Supplementary Notes - Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

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[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)

A licence must be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to lower the kerblin and cross the footpath in connection with condition no. 9. Further guidance can be obtained from the Highway Authority of Wrexham County Borough Council on telephone 01978 729670.



**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