

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	MR GAREY GOSS	Code Number	ISY P/2015/0843
Agent	D2 ARCHITECTS ROBERT ADAM LLOYD SOUGHTON HOUSE 2 NICHOLAS STREET MEWS CHESTER CH1 2NS	Date Received	02/11/2015
		Decision Date	26/05/2016

Town and Country Planning Act, 1990

Location of application

LAND OFF ASH ROAD SOUTH, WREXHAM INDUSTRIAL ESTATE,
WREXHAM LL13 9UG

Description of application

ERECTION OF INDUSTRIAL UNIT COMPRISING TWO STOREY OFFICE AND WAREHOUSE ACCOMMODATION AND SINGLE STOREY DUST EXTRACTION BUILDING AND ASSOCIATED CAR PARKING AND STORAGE AREA

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

E1	Employment allocations
EC6	Biodiversity Conservation
GDP1	Development objectives
T8	Parking

Revision	Date	Description of Decision
0	26/05/2016	Planning permission issued
1	5/10/2016	Approval of details submitted in respect of conditions 06, 07 and 08
2	20/5/2021	Approval of details submitted in respect of conditions 04 and 10.

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.

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2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 01 Revision A, 02 Revision A, 03 Revision A and 04 Revision B and contained within the application documentation.

3. No part of the development shall commence until a scheme for the comprehensive and integrated drainage of the site indicating provision for foul water, surface water and land drainage has been submitted to and approved in writing by the Local Planning Authority. Prior to the submission of those details, an assessment shall be carried out into the potential for disposing of surface water by means of Sustainable urban Drainage Systems (SuDS) in accordance with the principles of sustainable drainage systems set out in Technical Advice Note 15: Development and Flood Risk, and the results of the assessment shall be submitted in writing to the Local Planning Authority. Where a SuDS scheme is to be implemented, the submitted details shall:

i) Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of receiving ground water and/or surface waters;

ii) Specify the responsibilities of each party for the implementation of the SuDS scheme, together with a timetable for that implementation; and,

iii) Provide a timescale for implementation, management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

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.

Date Approved: 20/05/2021 **Reference Number:** P/2020/0675

By: Wrexham County Borough Council

Approved Details: Proposed gas protection measures

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. 04 above have been satisfactorily carried out, has been submitted to and approved in writing by the Local Planning Authority.

6. No part of the development shall commence until the following have been submitted to and approved in writing by the Local Planning Authority:

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- i) An Ecological Method Statement in respect of the implementation of the Habitat Areas shown on approved drawing no 04 Revision B, including a timetable for the implementation of habitat mitigation measures; and
- ii) A scheme of Reasonable Avoidance Measures in respect of Great Crested Newts together with a timetable for its implementation;
- iii) A Biosecurity Risk Assessment.

The habitat mitigation and scheme of Reasonable Avoidance Measures shall be implemented in strict accordance with the details as approved.

Details approved: 5/10/2016 **Reference Number:** P/2016/0797

By: Wrexham County Borough Council

Approved Details: SCALES Consultancy Limited Ecological Management and Monitoring Plan dated 3 October 2016

7. No part of the development shall commence until a long term Ecological Management and Monitoring Plan in respect of the Habitat Areas shown on approved drawing no 04 Revision B has been submitted to and approved in writing by the Local Planning Authority. The Habitat Areas shall thereafter be retained in perpetuity as an ecological mitigation area and managed and monitored in strict accordance with Ecological Management and Monitoring Plan as approved.

Details approved: 5/10/2016 **Reference Number:** P/2016/0797

By: Wrexham County Borough Council

Approved Details: SCALES Consultancy Limited Ecological Management and Monitoring Plan dated 3 October 2016

8. No part of the development shall commence until a bat roost Assessment, carried out by a qualified ecologist, has been 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/mitigation. The recommendations as approved shall be implemented in strict accordance with timescales to be agreed in writing before any part of the development commences on site.

Details approved: 5/10/2016 **Reference Number:** P/2016/0797

By: Wrexham County Borough Council

Approved Details: Greenlight Environmental Consultancy dated 15 August 2016.

9. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.

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10. Prior to first use of the development, a Final Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. This plan shall include details of an annual monitoring which shall be submitted to the Local Planning Authority for written approval following the anniversary of first use of the development, and every year after up to and including the fifth anniversary.

Date Approved: 20/5/2021 **Reference Number:** P/2020/0675

By: Wrexham County Borough Council

Approved Details: ESL Group Travel Plan dated 16.9.2019

11. Prior to the first occupation of the development the 2.0m wide footways shown on approved drawing no.04 Revision B shall be constructed in full in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority.

12. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 120 metres to the north-west and 2.4 metres x 100 metres to the south-west measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

13. The vehicular parking and turning areas as shown on approved drawing(s) No(s). 04 Revision B 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 and turning of motor vehicles at all times.

14. The 15m radius kerbs shown on approved drawing no. 04 Revision B shall be provided prior to the first occupation of the development hereby granted permission.

15. Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 10 metres behind the adjoining highway.

16. No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

17. The rating level of any noise generated by air handling plant associated with the 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

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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.

18. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification), no gate, fence, wall or other means of enclosure shall be erected, constructed or placed across the access within 10 metres of the highway boundary under Class A, of Schedule 2 Part 2

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To ensure that the development fully complies with the appropriate policies and standards.
3. To ensure satisfactory drainage of the site and to avoid flooding.
4. In the interests of the amenities of the future occupants of the buildings
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6. In order to protect wildlife interests, which are afforded special protection.
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9. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
10. To ensure that no deleterious material is carried onto the highway, in the interests of highway safety.
11. In the interests of pedestrian safety.
12. To ensure that adequate visibility is provided at the proposed point of access to the highway.
13. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety.
14. To ensure the formation of a safe and satisfactory access.
15. To ensure that no deleterious material is carried onto the highway, in the interests of highway safety.
16. In the interests of highway safety.
17. To protect the amenities of the occupiers of nearby properties.

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18. In the interests of highway safety.

Note(s) to applicant

The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant). Your attention is drawn to The Coal Authority Policy in relation to new development and mine entries available at: <https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. 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 a Coal Authority Permit for such activities is trespass, with the potential for court action.

Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. Further information is available on The Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority.



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Code ISY P/2015/0843
Number
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Decision
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Officer Appointed for this purpose
Head of Environment and Planning

**Refer to the Statement of Applicant's Rights and General Information enclosed
or refer to the following link:-**

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm