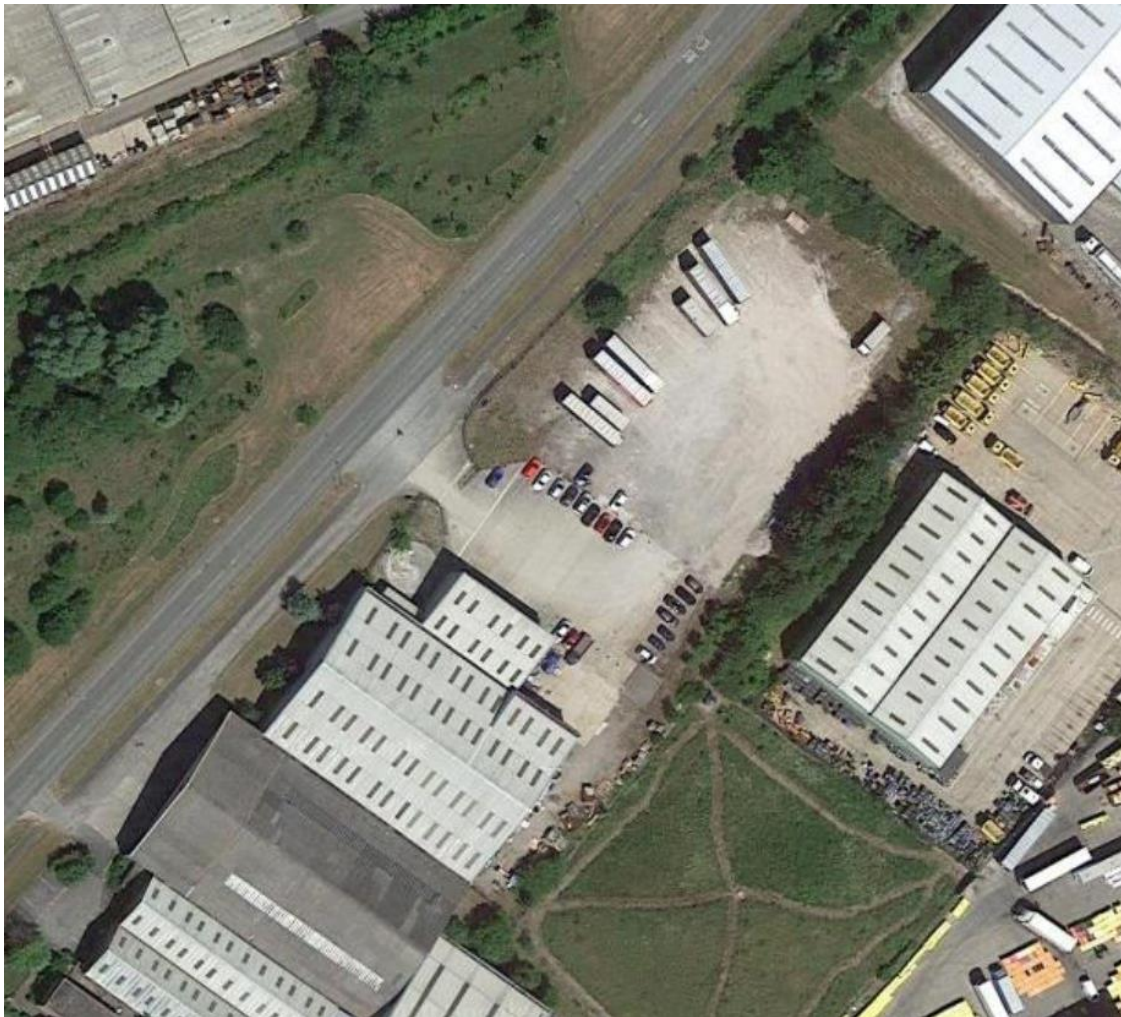


Discharge of Conditions Submission ISY P/2020/0603

*CODI 2 UNED DDIWYDIANNOL NEWYDD AR DIR I'R GOGLEDD O UNED
6 PARC PACIFIC / ERECTION OF 2 NEW INDUSTRIAL UNITS ON LAND
TO THE NORTH OF UNIT 6 PACIFIC PARK*

April 2021



FOR
BY

Mr. B. De Jong
PACE Architecture Ltd
Neil Campbell RIBA



APPROVAL DATE 01.09.20
 APPROVAL REFERENCE ISY P/2020/0603
 SITE LOCATION UNIT 6, PACIFIC PARK, BRIDGE ROAD NORTH, WREXHAM INDUSTRIAL ESTATE, WREXHAM, , LL13 9PN

Dear WCBC Planning,

Further to Approval Ref: ISY P/2020/0603 please find enclosed information to discharge Conditions 4,5,6,7,12,13 & 18. A summary of conditions follows.

CONDITION No.	Details	Remarks
1	The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.	No submission required.
2	The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 1157.P.003, 1157.P.004, 1157.P.005 and 1157.P.006, and as contained within the application documentation.	No submission required.
3	No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.	No submission required.
4	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,	Information now provided by drainage consultant (Muir Associates)

	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.	
5	No part of the development shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with condition no. 4. The sustainable drainage scheme shall be managed and maintained thereafter in strict accordance with the agreed management and maintenance plan.	Information now provided by drainage consultant (Muirs Associates)
6	No development shall take place until a phased site investigation of the nature and extent of contamination has been carried out and submitted to and approved in writing by the Local Planning Authority. If any contamination is found during the site investigation, no part of the development shall commence until a scheme specifying the measures that will be taken to remediate the site to render it suitable for the 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. If during the course of development any contamination is found that has not been identified in the site investigation, no further development shall take place on those parts of the site where that contamination has been found until an additional scheme of remediation has been submitted to and approved in writing by the Local Planning Authority for those parts of the site. The relevant parts of the site shall thereafter be remediated in accordance with the additional scheme of remediation.	Information now provided by contamination consultant (E3P Consultants)
7	Each part of the site subject to the remediation under the scheme(s) approved as part of condition no. 6 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.	Information now provided by drainage consultant (Muirs Associates)
8	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 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.	No submission required. (The site is not within or adjacent to a mixed use area)
9	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	No submission required. (The site is not within or adjacent to a mixed use area)

	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.	
10	NOT PRESENT	No submission required.
11	The vehicular parking and turning areas as shown on approved drawing no. 1157.P.003 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.	No submission required.
12	No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the Plan as is approved has been fully implemented.	Information now provided by proposed Main Contractor (Portal Construction NW Ltd)
13	Within three months of commencement of development, full details of a hard and soft landscaping scheme together with a plan indicating the positions, design, materials and type of boundary treatments, and a timescale for implementation of works, shall be submitted to and approved in writing by the Local Planning Authority.	Now submitted by Landscape Architect (C Burnett Associates)
14	The landscaping scheme submitted and approved in connection with condition no.13 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.	No submission required.
15	The planting scheme implemented in connection with condition nos.13 and 14 shall be permanently retained. Any planting which becomes severely damaged or seriously diseased, or is in poor physiological condition and/or are removed without the written permission of the Local Planning Authority shall be replaced within the next available planting season by trees or shrubs of similar size and species to those originally required to be planted.	No submission required.
16	Nothing shall be planted, allowed to grow or erected to a height greater than 1 metre in height above the level of the nearside edge of the adjoining highway for a distance of 2.4 metres measured back from the adjoining highway along the entire site frontage. The splays shall be provided prior to first use of the development and shall thereafter be permanently retained clear of any such obstruction.	No submission required.
17	The recommendations and avoidance and mitigations measures, as detailed within the submitted Preliminary Ecological Appraisal prepared by Sansun, L and Paton, D, dated 7 August 2020, and referenced 13257_R01	No submission required.

	(2020), approved as part of this application, shall be fully implemented in all respects prior to first use / occupation of the development.	
18	Within three months of the commencement of development a schedule of landscaping maintenance to include details of the arrangement for its implementation shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall be implemented and maintained in strict accordance with these details as are approved.	Now submitted by Landscape Architect (C Burnett Associates)

I trust this is sufficient to discharge the above conditions, but should you require any further information do please contact me.

I hereby submit this Full Planning Application for your deliberation, please do contact me if we can help assist.

Kind Regards



Neil Campbell RIBA

FOR AND ON BEHALF OF PACE Architecture Ltd

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