

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 ADRIAN YOUNG	Code Number	LLA P/2021/0056
Agent	TACP ARCHITECTS MR MATTHEW GREGORY PEMBROKE HOUSE ELLICE WAY WREXHAM TECHNOLOGY PARK WREXHAM LL13 7YT	Date Received	18/01/2021 12/04/2021
		Decision Date	

Town and Country Planning Act, 1990

Location of application

, MAGELLAN AEROSPACE, RACKERY LANE, LLAY, WREXHAM, , LL12 0NT

Description of application

CYFLEUSTER CYDOSOD, WARWS O DOSBARTHU NEWYDD / NEW ASSEMBLY, WAREHOUSE AND DISTRIBUTION FACILITY

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

Revision	Date	Description of Decision
0	12/04/2021	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 following:
 - i) Drawing(s) numbered MA-TACP-PD-ZZ-DR-A-100, MA-TACP-PB-XX-DR-A-101, MA-TACP-PB-ZZ-DR-A-200, MA-TACP-PD-XX-DR-A-702, MA-TACP-PS-XX-DR-A-704, MA-TACP-XX-ZZ-DR-A-705
 - ii) Tree Survey/Arboricultural Impact Assessment/Method Statement reference 20/AIA/WXM/261 dated September 2020
 - iii) Atmos Consulting Ecological Mitigation and Management Plan, Magellan Aerospace Ltd reference 5600/R2/Rev1 dated November 2020

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3. Ecological mitigation and enhancement shall be carried out in accordance with section 5: Mitigation and Enhancement Scheme of the Atmos Consulting Ecological Mitigation and Management Plan, Magellan Aerospace Ltd reference 5600/R2/Rev1 dated November 2020 and drawing MA-TACP-PS-XX-DR-A-704 and shall be implemented in accordance with the timescales set out in the letter dated 01/04/2021 from Atmos Consulting.

4. Ecological mitigation and enhancement provided in accordance with condition 03 shall be permanently retained and shall be managed and maintained in accordance with the details set out in section 5: Mitigation and Enhancement Scheme of the Atmos Consulting Ecological Mitigation and Management Plan, Magellan Aerospace Ltd reference 5600/R2/Rev1 dated November 2020

5. 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.

6. Each part of the site subject to the remediation under the scheme(s) approved as part of condition 05 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.

7. The vehicular parking and turning areas as shown on approved drawing(s) No(s). MA-TACP-PD-XX-DR-A- 702 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.

8. Notwithstanding the details shown on drawing no. MA-TACP-PS-XX-DR-A-704, within three months of the commencement of development a

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scheme of tree planting, to include a timescale for implementation, shall be submitted to and approved in writing by the Local Planning Authority. shall be submitted to and approved in writing by the Local Planning Authority . Tree planting shall thereafter take place in strict accordance with the scheme as approved. Thereafter, any trees that become severely damaged or seriously diseased, or are in poor physiological condition and/or are removed shall be replaced within the next available planting season by trees or shrubs of the same size and species to those originally required to be planted.

9. A Final Travel Plan shall be submitted to and approved in writing by the Local Planning Authority following the first anniversary of first use of the development.

10. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 90 metres in both directions 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 nearside edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

11. The rating level of any noise generated by reason of this development shall not exceed the pre-existing background level 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 for rating and assessing industrial and commercial sound.

12. Car Park Management Plan to address staff parking during the construction period shall be submitted and approved by the Local Planning Authority, prior to the commencement of development. Car parking during the construction period shall be carried out strictly in accordance with the approved plan.

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.
3. In order to protect wildlife interests, which are afforded special protection in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.

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4. In order to protect wildlife interests, which are afforded special protection in accordance with Policies GDP1 and EC6 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. In the interests of the amenities of the future occupants of the buildings in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
7. 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 in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan
8. 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.
9. To support the Council's approved Integrated Transport Strategy and to reduce dependency on the motor vehicle in accordance with Policies GDP1 and PS4 of the Wrexham Unitary Development Plan.
10. To ensure that adequate visibility is provided at the proposed point of access to the highway in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
11. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
12. To ensure adequate provision is made for parking during the construction period.

Note(s) to applicant



**Officer Appointed for this purpose
Chief Officer Planning & Regulatory**

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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