

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 STOKES	Code Number	ABE P/2019/0431
Agent	C4 PROJECTS MR PHILIP MAHAFFY QUAYSIDE WILDERSPOOL BUSINESS PARK STOCKTON HEATH WARRINGTON WA4 6HL	Date Received	10/06/2019
		Decision Date	17/10/2019

Town and Country Planning Act, 1990

Location of application

TCB HOUSE, CLYWEDOG ROAD SOUTH, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9XS

Description of application

ERECTION OF 3 NO. EXTENSIONS TO 2 NO. EXISTING INDUSTRIAL WAREHOUSE BUILDINGS WITH ADDITIONAL PARKING, SERVICE YARD AND HARD LANDSCAPING

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

EC13	Surface water run-off
EC6	Biodiversity Conservation
GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	17/10/2019	Planning permission issued
1	3/6/2021	P/2021/0134 Discharge of conditions 7 and 10 approved
2	3/6/2021	P/2021/0248 Discharge of conditions 4, 5, 8 and 9 approved

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

Condition(s)

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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 18138-C4P-AV-ZZ-DR-A-0100 REV P1 - SITE LOCATION PLAN
18138-C4C-AV-ZZ-DR-A-0508 REV P4 - SITE PLAN AS PROPOSED
18138-C4C-B1-ZZ-DR-A-2100 REV P3 - GA ELEVATIONS AS PROPOSED
18138-C4C-B2-ZZ-DR-A-2100 REV P2 - GA ELEVATIONS AS PROPOSED
18138-C4C-B1-ZZ-DR-A-2000 REV P1 - GA PLAN AS PROPOSED (LEVEL 00)
18138-C4C-B2-ZZ-DR-A-2000 REV P1 - GA ELEVATIONS AS PROPOSED
and as contained within the application documentation.
3. Notwithstanding the detail contained on the approved plans, facing materials shall match those on the existing buildings unless otherwise approved in writing by the local planning authority.
4. No development shall commence, to include any site clearance, until a scheme of long term great crested newt habitat compensation creation, including an implementation timetable, has been submitted to and approved in writing by the local planning authority. The development shall be carried out strictly in accordance with the detail as may be approved.

Date Approved: 2/6/2021 **Reference Number:** P/2021/0248

By: Wrexham County Borough Council

Approved Details:

ERAP (Consultant Ecologists) Ltd ref: 2019-079 Ecological Survey and assessment

Burrows, V. (2021). Tension Control Bolts, Clywedog Road South, Wrexham: Long-term management, surveillance and Wardening Plan. ERAP Consulting Ecologists Ltd.

5. No part of the development shall commence, to include any site clearance, until a long term management, surveillance and wardening plan has been submitted to an approved in writing by the local planning authority. The development shall be carried out strictly in accordance with the details as may be approved.

Date Approved: 2/6/2021 **Reference Number:** P/2021/0248

By: Wrexham County Borough Council

Provisionally Approved Details:

ERAP (Consultant Ecologists) Ltd ref: 2019-079 Ecological Survey and assessment

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Burrows, V. (2021). Tension Control Bolts, Clywedog Road South, Wrexham: Long-term management, surveillance and Wardening Plan. ERAP Consulting Ecologists Ltd

The submission is satisfactory in principle. Natural Resources Wales advise that there should be a defined target for the Great Crested Newt (GCN) population. The detail should be provided in an updated long-term site management plan.

The updated long-term site management plan should also consider what happens if surveillance and/or management is not commissioned. The current submission does not include detail in respect of wardening. Again, this detail should be provided in the updated long-term site management plan. NRW advise that the updated long-term site management plan could be considered with the derogation licence application.

6. There shall be no changes to the management, surveillance or wardening of the approved habitat creation as required by condition 5 unless revised arrangements have first been submitted to and approved in writing by the Local Planning Authority.

7. No part of the development shall commence until a surface water disposal management scheme which takes into account the protection of great crested newts has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved scheme.

Date Approved: 2/6/2021 Reference Number: P/2021/0134

By: Wrexham County Borough Council

Approved Details:

T_20_2265-55-03 P2 Drainage construction details

T_20_2265-55-04 P1 Drainage Construction details

T_20_2265-55-01 P2 External works

T_19_2265-55-01 P3 Drainage layout

18138-C4P-AV-ZZ-DR-A-0500 P4 Site plan

8. No development shall commence, to include a site clearance, until a biosecurity risk assessment has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the detail as may be approved.

Date Approved: 2/6/2021 Reference Number: P/2021/0248

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Approved Details:

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Burrows, V.; (2021); Tension Control Bolts, Clywedog Road South, Wrexham: Biosecurity Risk Assessment. ERAP Consulting Ecologists Ltd.

9. Within one month of the first occupation of the development hereby approved an ecological compliance audit, carried out by a suitably qualified ecological professional independent of the principal project ecologist, shall be submitted to and approved in writing by the local planning authority.

Reference Number: P/2021/0248

By: Wrexham County Borough Council

This document does not appear to have been submitted in support of this application. Natural Resources Wales advise that this is should be incorporated in the derogation licence application.

10. No development shall commence until a scheme of surface water drainage, which takes into account the great crested newt protection requirements of condition 7 has been submitted to and approved in writing by the local planning authority.

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By: Wrexham County Borough Council

Approved Details:

T_20_2265-55-03 P2 Drainage construction details

T_20_2265-55-04 P1 Drainage Construction details

T_20_2265-55-01 P2 External works

T_19_2265-55-01 P3 Drainage layout

18138-C4P-AV-ZZ-DR-A-0500 P4 Site plan

11. Prior to the first occupation of the development hereby approved, a 2 metre wide footway shall be provided across the entire site frontage with dropped tactile pedestrian crossing kerbs at the point of access.

12. 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.

13. The vehicular parking and turning areas as shown on approved drawing no. 18138-C4C-AV-ZZ-DR-A-0508 Rev P4 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 vehicles at all times.

14. Notwithstanding the provisions of Part 8 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order

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revoking, re-enacting that Order with or without modification), no development shall be carried out in the area defined on approved drawing number 18138-C4C-AV-ZZ-DR-A-0508 Rev P4.

15. 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.

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. 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.
4. In order to ensure that the development does not cause harm to species which are afforded protection through planning system and to comply with policies PS2 and GDP1 of the Wrexham Unitary Development Plan.
5. In order to ensure that the development does not cause harm to species which are afforded protection through planning system and to comply with policies PS2 and GDP1 of the Wrexham Unitary Development Plan.
6. In order to ensure that the development does not cause harm to species which are afforded protection through planning system and to comply with policies PS2 and GDP1 of the Wrexham Unitary Development Plan.
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8. In order to ensure that the development does not cause harm to species which are afforded protection through planning system and to comply with policies PS2 and GDP1 of the Wrexham Unitary Development Plan.
9. In order to ensure that the development does not cause harm to species which are afforded protection through planning system and to comply with policies PS2 and GDP1 of the Wrexham Unitary Development Plan.

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10. In order to ensure that the development does not cause harm to species which are afforded protection through planning system and to comply with policies PS2 and GDP1 of the Wrexham Unitary Development Plan.
11. In the interests of providing a safe access to the site for pedestrians to comply with policy GDP1 of the Wrexham unitary
12. To prevent hydraulic overload of the existing public sewer network in compliance with policy GDP1 of the Wrexham Unitary Development Plan.
13. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
14. In order to ensure that the development does not cause harm to species which are afforded protection through planning system and to comply with policies PS2 and GDP1 of the Wrexham Unitary Development Plan.
15. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60, Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution. For further information and advice regarding construction noise please contact the Council's Housing and Public Protection Department on 01978 315300.



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

**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**