

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	WALES AND WEST UTILITIES LIMITED	Code Number	GRE P/2020/0516
Agent	SIRIUS PLANNING MISS CHARLOTTE NASH 4245 PARK APPROACH THORPE PARK LEEDS LS15 8GB	Date Received	27/08/2020 30/04/2021
		Decision Date	

Town and Country Planning Act, 1990

Location of application

, RECREATIONAL GROUND, OFF HIGH STREET, GRESFORD, WREXHAM, , LL12 8PS

Description of application

CIOSG RHEOLEIDDIWR LLYWODRAETHWR NWY A CHIOSG TELEMETREG GYDA FFENSYS DUR 2.4 O UCHDER O AMGLYCH Y PERIMEDR / GAS GOVERNOR REGULATOR KIOSK AND TELEMETRY KIOSK WITH 2.4M HIGH STEEL FENCING AROUND PERIMETER

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

CLF4	Playing fields, children's play areas and open space
EC4	Hedgerows, Trees and Woodland
GDP1	Development objectives

Revision	Date	Description of Decision
0	30/04/2021	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 details shown on the approved drawing(s) numbered 1:500 Planning Application Boundary, 1:50 Gas Kiosk Details (Elevations), 1:1000 General Arrangement Plan, 1:200 Inset General Arrangement Plan, 1:1000 Temporary

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Works Rev 3, Security Fencing and Track Details and as contained within the application documentation.

3. The facing and roofing materials, as well as the finish of both kiosks and security fencing, shall be as specified in the approved application documentation.
4. The security fence as shown on approved drawing titled 'Security Fencing and Track Details' shall have a maximum height of 2.4m.
5. The development shall be carried out in strict accordance with the following plans and report submitted and approved as part of this application:

- 1) Arboricultural Method Statement ref no ECO/588/March 2021 - EcoScope

No development or other operations shall take place except in strict accordance with the report as approved.

6. No part of the development shall commence until full details for the arboricultural supervision of tree protection measures and any ground works within retained tree(s) Root Protection Areas, as specified by BS5837:2012 or as shown on a Tree Protection Plan have been submitted to and approved in writing by the Local Planning Authority. The supervisory works shall be carried out in strict accordance with the details as approved.
7. No part of the development shall commence until full details of a hard and soft landscaping scheme together with a five year Maintenance Plan and timescale for the implementation of works shall be submitted to and approved in writing by the Local Planning Authority.
8. The landscaping scheme submitted and approved in connection with condition no. 7 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.
9. Prior to commencement of development, details of the temporary access and set-down compound as shown on approved plan Dwg No. 1:1000 Temporary Works Rev 3, which shall include means of construction and duration of time the access and set-down compound will be in place, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
10. The temporary access and set down compound as shown on approved plan Dwg No. 1:1000 Temporary Works Rev 3, shall be permanently removed and the land restored to its previous condition, in accordance with details agreed as part of condition 7 and condition 9 of this permission.

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11. On removal of the temporary access, the footway affected by the access and fronting Gresford Road shall be reinstated to full height in accordance with construction details which have been submitted to and approved in writing by the LPA.

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. 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.
5. To protect trees which are of significant amenity value to the area in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.
6. To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s) in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.
7. 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.
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. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
10. In the interest of highway safety and visual amenities of the area in accordance with UDP Policy GDP1.
11. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant

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The scheme of arboricultural supervision required in connection with condition no. @@ above shall make provision for a pre-commencement site meeting between the Local Planning Authority's Arboriculturist, the Developer/ Applicant/ Agent and their appointed Arboricultural Supervisor to agree matters of detail. It shall specify the frequency of arboricultural monitoring and reporting to the Local Planning Authority on the status of all tree protection measures throughout the course of the development and make provision for the submission and approval of a satisfactory arboricultural completion statement

The scheme of landscaping referred to in the above conditions shall include any changes to ground levels (shown by existing and proposed contours/levels) and any existing vegetation (showing that to be retained) and proposed planting. In addition, any of the following which apply to the particular site must be included:-

means of enclosure, car parking layout, access and circulation areas, materials for hard surfaced areas, any minor structures (e.g. refuse stores, lamp columns, play equipment) location of services, and any historic landscape features to be retained/improved.

All works relating to this development which are audible beyond the site boundary should be carried out only between 7.30 and 18.00 hrs Monday to Friday, and 08.00 to 14.00 hrs on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

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.

The applicant is further advised that any complaints received relating to noise of any type from the development may also be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints. This is done under the Statutory Nuisance provisions provided within the Environmental Protection Act 1990, and legal action may be taken where appropriate.

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The applicant must adhere to the times given above wherever possible. If however there are urgent or unavoidable circumstances requiring works outside of the specified times, permission to proceed may be sought by contacting Environmental Health and Housing Standards at: heathandhousng@wrexham.gov.uk or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.

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. @@. 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