

Suggested Conditions

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.

Reason: To comply with Section 91(3) of the Town and Country Planning Act, 1990.

2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) referenced:-

General

Dwg No. 2636NESW-100 Rev B (1:1250 Location Plan)
Dwg No. 2636NESW-102-D (Proposed Site Plan)
Dwg No. 2636NESW-103 Rev D (Proposed General Arrangement Plan)
Dwg No. V2636 L01 Rev J (1:200 Landscape Plan)
Dwg No. UC-9379-02 (1:500 Indicative Utility Infrastructure Drawing)
Dwg No. 5551/G/102 Rev A (External Lighting Plan)
Dwg No. 5551/G/105 (Service Ducting Layout Rev A)
Dwg No. V6236 DO1 (Rev A) (Tree Pit Details)
Dwg No. V2636 DO2 (Rev B) (Tree Pit Details)
Dwg No. V2636 DO3 (Rev B) (Tree Pit Details)

Elevations, Floor Plans & Sections

Dwg No. 2636-NESW-104 Rev D (1:100 Proposed Elevations)
Dwg No. 2636NESW-105 Rev C (Proposed Roof Plan)
Dwg No. 2636NESW-106 Rev C (Proposed Roller-Shutter Door)
Dwg No. 2636NESW-107 Rev D (Proposed Boundary Treatment)
Dwg No. 2636NESW-108 Rev B (Proposed Sub-Station)
Dwg No. 2636NESW-109 Rev D (Proposed Fence Elevations)
Dwg No. 2636NESW-110 Rev D (Proposed Fence Sections)

Highway Plans

Dwg No. 486-01/ATR-01 Rev B (Site Access Arrangement Track Plot Analysis)
Dwg No. 486-01/ATR-02 Rev B (Site Access Arrangement Track Plot Analysis Entry & Exit Manoeuvre)
Dwg No. 486-01/GA-04 Rev A (Site Access Arrangement with left in & Off-site highway works)
Dwg No. 486-01/GA-05 (Site Access Arrangement with left in vis splays)
Dwg No. 486-01/GA-06 (Off-site highway works to Straight Mile)
Dwg No. 486-01/GA-07 (Inter-visibility Envelope for Service Vehicle)
Dwg No. 486-01/GA-07 (Off-site highway works to Straight Mile)
Dwg No. 486-01/GA-08 Rev B (Off-Site Highway Works in Spatial Context)

Dwg No. 486-01/GA-09 Rev A (Proposed Pedestrian Crossing Vis Splays)

Reason: To define the scope of the planning permission.

3. The development hereby approved shall not exceed 1,315m² in sales area.

Reason: To control any future expansion of the development without first applying for planning permission in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

4. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any statutory instrument revoking or re-enacting that Order with or without amendment) no part of the premises shall be used except for the precise purposes described in the application plans and documents.

Reason: To prevent unrestricted change of use of development within the same use class and to safeguard the amenities of the occupiers of nearby properties in accordance with UDP Policy GDP1..

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

Reason: In the interest of safeguarding visual amenities of the area in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

6. The landscaping scheme including paving, footpaths and car parking, as well as all proposed boundary treatments, approved as part of this application, shall be fully implemented in strict accordance with approved drawing no. Dwg No. V2636 L01 Rev J (1:200 Landscape Plan) and Dwg No. 2636NESW-107 Rev D prior to first use of the development, with the exception of soft landscaping which shall be carried out in the first planting season (November to March) or seeding season (April to September) following the first use. The landscaping scheme shall be maintained in accordance with the detail specified on this plan and maintained in this condition for the lifetime of the development.

Reason: In the interest of safeguarding visual amenities of the area in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

7. Prior to commencement of the relevant part of works and notwithstanding the approved Proposed Boundary Treatments Plan (Dwg No. 2636-NESW-107 Rev D) all close boarded timber fencing shall receive a painted finish in a colour to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of safeguarding visual amenities of the area in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

- 8 No part of the development shall commence until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in strict accordance with the Method Statement as is approved. The Method Statement shall include the following:
- a) A specification for tree protection fencing and ground protection measures that comply with British Standard 5837:2012;
 - b) A Tree Protection Plan showing the location of the trees to be removed and retained with their crown spreads, Root Protection Areas, Construction Exclusion Zones, and location of protective fencing and ground protection measures accurately plotted;
 - c) A full specification for any access, driveway, path, underground services or wall foundations within retained tree Root Protection Areas or Construction Exclusion Zone, including any related sections and method for avoiding damage to retained trees;
 - d) Details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires;
 - e) Details of the frequency of supervisory visits and procedures for notifying the findings of such visits to the Local Planning Authority;
 - f) Method for protecting retained trees during demolition works;
 - g) Details of all proposed tree works, including felling and pruning.

Reason: 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.

9. The development shall be carried out in strict accordance with the following plans and report(s) submitted and approved as part of this application:
- 1) Arboricultural Report – ACS Consulting (re: 3926/DR.19)
 - 2) Tree Protection and Retention Plan (re: Arb/3926//Y/300)
 - 3) Tree Pit Detail (Ref: V2636 DO2 (Rev B) and (Ref: V2636 DO3 (Rev B)

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

Reason: 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.

10. 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.

Reason: 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.

11. No part of the development shall commence until details of underground and overhead services have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the details as approved.

Reason: To ensure that the works on the site properly take account of the future health of the trees in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.

12. Prior to commencement of any works on site the contractor shall give ten working days written notice, to the Local Planning Authority, of a meeting on site to review all work procedures, access routes, storage areas and tree protection measures. The procedures shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in strict accordance with the details as approved.

Reason: 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.

13. Prior to commencement of the relevant part of works, details and timing of the on-site supervision required for the installation of the all purpose built tree pits and associated above ground features shall be submitted to and approved in writing by the Local Planning Authority.

Reason: 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.

14. The development shall be carried out in strict accordance with the findings and recommendations contained within the Ecology Assessment as carried out by Cambrian Ecology and dated 21st May 2019 approved as part of this application. The mitigation and compensation measures hereby approved shall be fully implemented prior to first use of the development.

Reason: To protect named biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.

15. No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul water. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water shall be allowed to connect directly or indirectly with the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.

16. 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: To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

17. No deliveries to the site shall be made before 06:00 or after 23:00 on any day.

Reason: To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

18. The development hereby approved shall only be open to the public within the following hours:

08:00 – 22:00 Monday to Saturdays

10:00 - 18:00 Sundays

08:00 – 20:00 Bank Holidays

Reason: To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

19. Prior to first use of the development hereby approved, the vehicular access off Gresford Road shall provide visibility splays of 2.4m x 43m in both directions measured to the nearside edge of the adjoining highway. Within these splays, there shall be no obstruction above the level of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

Reason: 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.

20. The existing hedgerow/vegetation along Gresford Road shall be maintained at a height no greater than 1m for the lifetime of the development.

Reason: In the interest of ensuring full visibility of pedestrians at the zebra crossing is maintained by vehicular drivers in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

21. The Crown Cross Roads Junction Assessment Mitigation measures as set out in the submitted document referenced 486-01/IJM-PD and dated 29th April 2020 shall be revised to include:-

- Extension of the flare length along the B5102 (Straight Mile) from 7.0 pcu to 10.4 pcu (i.e From 40m to 60m) and;
- Amendment of the order that the stages are called within each cycle to minimise lost intergreen time, saving 6s per cycle (when Chapel Lane is not called).

The above revisions, as well as all other relevant mitigation measures included within the above named document, shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. The development shall be carried out in accordance with the approved details.

Reason: In the interest of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

22. The vehicular parking and turning areas as shown approved drawing Dwg No. 2636NESW-102-D shall be fully laid out, surfaced and drained prior to first use of the development hereby approved. 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.

Reason: To provide for the parking and turning of vehicles clear of the public 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 UDP Policy GDP1.