

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	MS JANE HETHERINGTON FIRST INVESTMENTS REAL ESTATE MANAGEMENT LTD	Code Number	ABE P/2018/1086
Agent	J10 PLANNING LTD MR JUSTIN PAUL 1-3 UPPER EASTGATE ROW EASTGATE ROW NORTH CHESTER CH1 1LQ	Date Received	27/12/2018
		Decision Date	18/12/2020

Town and Country Planning Act, 1990

Location of application

STORAGE LAND, CLYWEDOG ROAD NORTH, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9XN

Description of application

ERECTION OF B1 LIGHT INDUSTRIAL UNITS WITH ASSOCIATED MEANS OF ACCESS, SERVICING, PARKING AND LANDSCAPING TREATMENT WITH ECOLOGICAL MITIGATION ZONE (SITE 4)

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

E4	Employment development within settlements
EC4	Hedgerows, Trees and Woodland
GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment
PS3	Brownfield Land
PS4	Settlement Pattern
T8	Parking

Revision	Date	Description of Decision
0	18/12/2020	Planning permission issued

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

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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 B10137-AEW-SI-XX-DR-A-0501 Rev P4
B10137-AEW-SI-XX-DR-A-0503 Rev P7
B10137-AEW-01-00-DR-A-0506 Rev P2
B10137-AEW-01-RF-DR-A-0507 Rev P2
B10137-AEW-01-00-DR-A-0508 Rev P2
B10137-AEW-01-XX-DR-A-0509 P2
B10137-AEW-02-00-DR-A-0510 P2
B10137-AEW-02-RF-DR-A-0511 P2
B10137-AEW-02-XX-DR-A-0512 Rev P2
B10137-AEW-02-XX-DR-A-0513 P2
and as contained within the application documentation.
3. Development shall not commence until a detailed habitat mitigation and management plan has been submitted to and approved in writing by the local planning authority. The scheme shall be prepared in accordance with the principles laid out in the Outline Habitat Management Plan document ref: KE1849.03 Version 3 dated 23 November 2018 authored by Richard Roe of Kingdom Ecology Ltd. The development shall be carried out in accordance with the details as may be approved.
4. No part of the development shall commence until a Badger Survey as carried out by a qualified ecologist has been submitted to and approved in writing by the Local Planning Authority. The resulting survey shall make provision for any mitigation measures that may be required in relation to the presence of badgers. The development shall be carried out in accordance with the details as may be approved.
5. The development shall be carried out in strict accordance with the following plans and report(s) submitted and approved as part of this application:
 - Tree Protection Plan ref no. 03; and
 - Arboricultural Method Statement ref no.17/AIA/WXM/203D dated November 2018.

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

6. No facing or roofing materials shall be used other than materials matching those used on the existing building.
7. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 120m metres to the north east and 2.4 metres x 56 metres to the south west 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 adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
8. Prior to first use of the development hereby approved the footways and dropped kerb provision as shown on drawing no. B10137-AEW-SI-XX-DR-A-0503 P7 shall be implemented in their entirety. These footways and crossing provisions shall be retained for the lifetime of the development.
9. The vehicular parking and turning areas and cycle parking and storage area as shown on approved drawing no. B10137-AEW-SI-XX-DR-A-0503 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.
10. 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.

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11. Each part of the site subject to the remediation under the scheme(s) approved as part of condition 10 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.

12. 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,

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.

13. 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 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.

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3. In order to ensure that the development can be implemented without causing harm to species which are afforded statutory protection through the planning system and to ensure compliance with policies PS2 and GDP1 of the Wrexham Unitary Development Plan.
4. To protect named species / habitats / 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.
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 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.
7. 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.
8. In the interests of highway safety and in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
9. In the interests of highway safety and to ensure that the development makes provision for the encouragement of travel to the site by sustainable modes of transport in compliance with policies PS2 and GDP1 of the Wrexham Unitary Development Plan.
10. In the interests of the amenities of the future occupants of the buildings in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
11. In the interests of the amenities of the future occupants of the buildings in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
12. To ensure satisfactory drainage of the site and to avoid flooding in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.
13. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

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**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