

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 KEVIN GOUGH	Code Number	ESC P/2020/0470
Agent	MR KEVIN GOUGH PAPER MILL COTTAGE BERSHAM ROAD BERSHAM WREXHAM LL14 4HR	Date Received	06/07/2020
		Decision Date	30/10/2020

Town and Country Planning Act, 1990

Location of application

, PAPER MILL COTTAGE, BERSHAM ROAD, BERSHAM, WREXHAM, ,
LL14 4HR

Description of application

ADNEWYDDU PONT (YN RHANNOL ÔL DREMIOL) / BRIDGE
REFURBISHMENT (PARTLY IN RETROSPECT)

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

CLF6	Informal recreation - rights of way
EC1	Green Barriers
EC12	Development and flood risk
EC5	Special Landscape Areas
EC6	Biodiversity Conservation
EC7	Conservation Areas
GDP1	Development objectives
PS2	Development and the environment

Revision	Date	Description of Decision
0	30/10/2020	Planning permission issued

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

Condition(s)

1. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered Option 1 dated 7/10/2020 and as contained within the application documentation.

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2. The stone used shall match the existing stonework and the railings shall be painted black as detailed on the application form and within the approved application documentation.

Reason(s)

1. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
2. 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.

Note(s) to applicant

Your attention is drawn to Highway Supplementary Notes - 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

The development is adjacent to a public right of way and the applicant should ensure that the footway is not interfered with. Further guidance can be obtained by contacting the Council's Rights of Way Officer on 01978 792761.

Advice from Natural Resources Wales

Flood risk

The site is located in Zone C2 according to the Development Advice Map (DAM) referred to within TAN15: Development and Flood Risk.

The proposal is for the refurbishment of an existing bridge, involving the removal of brickwork and replacement with railings, works to the deck and replacement of the walls adjacent to the bridge abutments, on a like-for-like basis.

From a flood risk perspective, the proposal would provide betterment, as the use of railings would allow over deck flow, which would not currently occur with the solid brickwork. There is also no work proposed to the bridge arch, so loss of channel cross section/capacity is not an issue. We therefore have no flood risk concerns with this proposal.

Flood Risk Activity Permit

The bridge crosses a Main River, the Afon Clywedog. A bespoke Flood Risk Activity Permit (FRAP) (Environmental Permitting Regulations England &

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Wales, 2016) may be required for any works in, over, under or near a main river or within a flood plain.

The permanent works subject to this application are not considered to be classed as an activity under the Regulations, so would not be subject to a FRAP.

Any temporary works needed to undertake the works (such as temporary scaffolding and coffer damming) may be subject to a FRAP if the works are likely to affect the flow of the Main River. There is also a Flood Risk Activity Exclusion which covers some forms of scaffolding (please see Exclusion 5). Further advice and guidance is available on our website at:

<http://www.naturalresources.wales/permits-and-permissions/flood-risk-activities/>

Protected Species

We note that there is no information about protected species with the application and, therefore, are assuming that your Authority has screened the application and concluded that there is not a reasonable likelihood of protected species being present.

Other Matters

Our comments above only relate specifically to matters included on our checklist, Development Planning Advisory Service: Consultation Topics (September 2018), which is published on our website. We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our website for further details.

Advice for the Developer

The applicants must minimise discolouration to the watercourse from the construction works. Silty water should be treated, either through the use of settlement lagoons, or tanks, or discharged across a grassed area. For work in river channels the use of coffer dams is recommended, to keep river water out of the working area. River crossings must be kept free from mud or dust deposits. Oil and chemical storage must be kept away from the watercourse, on an impervious base, within a bund, and secured. Absorbents or a suitable spill kit must be kept on site for use in the event of an emergency. NRW should be notified immediately of such an occurrence. The mixing, use and washing of machinery and shuttering of wet concrete and cement must be carefully controlled to minimise the risk of any material entering the watercourse. The applicant is advised to follow the guidance within Guidance for Pollution Prevention 5 Works and maintenance in or near water <http://www.netregs.org.uk/media/1415/gpp-5-works-and-maintenance-in-or->

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Any waste excavation material, demolition or building waste generated in the course of the development must be disposed of satisfactorily in accordance with duty of care requirements under section 34 of the Environmental Protection Act 1990. The waste shall be transported using registered waste carriers to suitably permitted or exempt sites. Transfer notes shall be kept for each load for a minimum of 2 years.



Officer Appointed for this purpose
Chief Officer Planning & Regulatory

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