

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		Code Number	ABE P/2020/0650
Agent	HLN ARCHITECTS MR DECLAN ALLEN 3 THE CROFT BUNTSFORD DRIVE BROOMSGROVE B60 4JE	Date Received	12/10/2020
		Decision Date	24/11/2020

Town and Country Planning Act, 1990

Location of application

HMP BERWYN, 139 BRIDGE ROAD, WREXHAM INDUSTRIAL ESTATE,
WREXHAM, , LL13 9QE

Description of application

ADEILADU RHEOLI GWASTRAFF UNLLAWR, YSTAFELL
DDOSBARTH/YSTAFELL LES UNLLAWR AC ARDAL GLANHAU
CERBYDAU ALLANOL / SINGLE STOREY WASTE MANAGEMENT
BUILDING, SINGLE STOREY CLASSROOM/WELFARE ROOM AND
OUTSIDE VEHICLE CLEANING AREA

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	24/11/2020	Planning permission issued
1	10/2/2021	P/2021/0043 Non-material amendment 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:
111354-5080-HLN-107-02-DR-A- 6004 Proposed sections and elevations
111354-5080-HLN-107-02-DR-A- 6001 Proposed plans
111354-5080-HLN-107-02-DR-A- 6002D proposed site plan
111354-5080-HLN-107-02-DR-A- 6006 Location Plan
111354-5080-HLN-107-02-DR-A- 6006 Existing site layout
and as contained within the application documentation.

Date Approved: 10/2/2021 **Reference Number:** P/2021/0043

By: Wrexham County Borough Council

Approved Details:

111354-5080-HLN-107-00-DR-A-6006 Waste management Location Plan
111354-5080-HLN-107-00-DR-A-606a Waste management existing site plan
111354-5080-HLN-107-00-DR-A-6002F Waste management, proposed site plan
111354-5080-HLN-107-08-DR-A-6004 Ancillary building layout plans
111354-5080-HLN-107-06-DR-A-6004 Ancillary building elevations
111354-5080-HLN-107-03-DR-A-6004 Dutch barn plan-sections
111354-5080-HLN-107-02-DR-A-6004 Dutch barn elevations

3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.
4. 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.

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 protect the integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment

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in accordance with Policies GDP1 and EC13 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

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 should adhere to the times given above wherever possible. For further information and advice regarding construction noise please contact the Council's Housing and Public Protection Department on 01978 315300.

Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:

- Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;
- Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of the notice can result in prosecution;
- Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

To prevent offences under the above named Acts there should be no bonfires

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on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Environment and Planning Department on 01978 315300 for further advice and information.

The Applicant is advised that under the Environmental Protection Act 1990, dust from construction and/or demolition activities can be judged to be causing a statutory nuisance to neighbouring properties. A legal notice can be served requiring that any dust nuisance is abated and failure to comply with the requirements of the notice can result in prosecution. The applicant should contact the Council's Housing and Public Protection Department on 01978 315300 for further advice and information.

From the 7th of January 2019 any new development of more than one dwelling or that involves construction work of more than 100m² is required to obtain approval from the SuDS Approving Body (SAB) prior to the commencement of those construction works. Furthermore the surface water drainage systems serving proposals of greater than one property will be subject to adoption by the SAB and must be constructed in such a manner as to be compliant with new national statutory standards. Given the potential implications for your development, in particular it's layout, it is essential that you satisfy yourself as to whether SAB approval is required, and if so, that you can demonstrate that the surface water drainage arrangements will be compliant with the national standards. While it is possible to seek planning permission in isolation of seeking SAB approval we emphasis the risk in pursuing such an approach. The earlier it can be determined that your proposals are compliant with the new standards the less chance of delay, wasted effort and costs for all parties involved.

These comments are made in advance of any formal response from either the SAB or the Lead Local Flood Authority through the normal planning application consultation process to allow your early consideration of the implications of the new legislative requirements for your proposed development.

Further details of the SAB, the new national standards, the pre-application advice service and the application for approval process can be found on the Wrexham CBC's SAB webpage:
https://www.wrexham.gov.uk/english/planning_portal/sab/sab.htm or by contacting the SAB Team directly at SAB@wrexham.gov.uk.

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Officer Appointed for this purpose
Chief Officer Planning & Regulatory

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