

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	THE VILLAGE BAKERY WREXHAM LTD	Code Number	ABE P/2015/0968
Agent	D P A LTD MR GARETH EDWARDS BELGRAVE HOUSE 15 SALOP ROAD OSWESTRY SHROPSHIRE SY11 2NR	Date Received	30/12/2015
		Decision Date	09/09/2016

Town and Country Planning Act, 1990

Location of application

LAND SOUTH OF, ASH ROAD SOUTH, WREXHAM INDUSTRIAL ESTATE,
WREXHAM, LL13 9UG

Description of application

ERECTION OF NEW BAKERY AND OFFICES AND CONSTRUCTION OF
NEW ACCESS ROAD, SERVICE YARDS, CAR PARKING AND HGV
LOADING / UNLOADING AREA

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
EC1	Green Barriers
EC13	Surface water run-off
EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
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	09/09/2016	Planning permission issued
1	03/07/2019	Approval of conditions 5, 7, 10, 11, 12, 13, 14, 15, 16 and 22.
2	17/08/2020	P/2020/0289 Approval of condition 19

Particulars of decision that permission be GRANTED

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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:-
P-02 REV B
- 27-15-05 REV A
- P-04 REV C
- P-05 REV C
- P-06 REV C
- P-07 REV A
- P-08 REV B
- P-09 REV B
and contained within the application documentation.
3. Prior to their use on the development samples of all external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.

P/2016/0864	Approval of materials as follows: Detail contained on approved plans and subsequent submission in email of DPA Ltd dated 21.06.2019	Approved 03/07/2019	Approved by Wrexham County Borough Council
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4. The vehicular parking and turning areas as shown on approved drawing(s) No(s). 27-15-05 REV A 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 motor vehicles at all times.

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5. The bus stop and footway provision shall be implemented in strict accordance with the details contained on the approved plan numbered 27-15-05 REV A prior to the first occupation of the development hereby approved. The bus stop shall also include a bus shelter, the design of which has first been submitted to and approved in writing by the local planning authority. The development shall be retained in this condition thereafter.

P/2016/0864	Approval of Bus Stop and footway location shown on drawing no. Drg 27-15-05 Rev B	Approved 03/07/2019	Approved by Wrexham County Borough Council
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6. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 120 metres in both directions measured to the centreline 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.

7. No part of the development shall commence until a scheme detailing the construction of the following has been submitted to and approved in writing by the local planning authority:

- i) road markings at the point of the access and traffic calming markings in the vicinity of the access;
- ii) dropped kerb pedestrian crossing points with tactile paving at the point of the vehicular access; and
- iii) the proposed limit of adoption.

The scheme as is approved shall be fully implemented prior to the first use of the development.

P/2016/0864	Approval of layout drawing 27-15-05 Rev B	Approved 03/07/2019	Approved by Wrexham County Borough Council
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8. Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 20 metres behind the adjoining highway.

9. Within 6 months of the first occupation of the development hereby approved, a Final Travel Plan shall be submitted to and approved in writing by the local planning authority.

10. No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the Plan as is approved has been fully implemented.

P/2016/0864	Approval of Construction Traffic Management Plan of DPA Limited	Approved 03/07/2019	Approved by Wrexham County Borough Council
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11. No development shall commence until a detailed scheme of ecological Reasonable Avoidance Measures, mitigation measures and a long term management plan for those measures which accords with the principles laid out in the approved Framework Agreement Report ref: EE.104.03.16a/RH have been submitted to and approved in writing by the local planning authority. The scheme of mitigation measures shall also include a timescale for their implementation. The development shall be carried out strictly in accordance with the detail and the timescales as may be approved.

P/2016/0864	Approval of reports EE.109.05.16/RH and EE.110.05.16/RH and supplementary letter entitled 'NRW update letter' dated 09/11/2016	Approved 03/07/2019	Approved by Wrexham County Borough Council
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12. A compliance audit shall be carried out by a qualified ecologist, independently of the appointed principle ecologist, in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. A copy of the completed audit reports should be submitted to and

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approved in writing by the Local Planning Authority after each phase of development.

P/2016/0864	Approval of reports EE.109.05.16/RH and email from Middlemarch Ecology dated 08/09/2016	Approved 03/07/2019	Approved by Wrexham County Borough Council
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13. The development hereby approved shall not in any circumstances commence unless the local planning authority has been provided with either:

- a) a licence issued by Natural Resources Wales pursuant to Regulation 53 of the Conservation and Habitat Regulations 2010 authorizing the specified activity/development to go ahead; or
- b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence.

P/2016/0864	Receipt of copy of species derogation license.	Approved 03/07/2019	Approved by Wrexham County Borough Council
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14. No development shall commence until a Biosecurity Risk Assessment which includes measures to control invasive non-native species and measures or actions that aim to prevent invasive non-native species has been submitted to and approved in writing by the local planning authority. The development shall be carried out strictly in accordance with the details as may be approved.

P/2016/0864	Approval of reports EE.109.05.16/RH and EE.110.05.16/RH.	Approved 03/07/2019	Approved by Wrexham County Borough Council
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15. 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

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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.

P/2016/0864	Approval of drawing nos. SK05 Rev P1, CL(19)01 Rev P3 and CL(19)02 Rev P3.	03/07/2019	Approved by Wrexham County Borough Council
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16. 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 Method Statement as is approved. The Method Statement shall include the following:

- a) 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;
- b) Details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires; and
- c) Details of the frequency of supervisory visits and procedures for notifying the findings of such visits to the Local Planning Authority.

P/2016/0864	Approval of report of David Bailey of Old Oak Tree Care dated 25/07/2016.	03/07/2019	Approved by Wrexham County Borough Council
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17. No equipment, machinery, plant or materials of any kind in connection with the development shall be brought onto the site until tree protection fencing and ground protection measures have been fully implemented. The fencing shall consist of a scaffold framework in accordance with Figure 2 of British Standard 5837:2012 comprising a vertical and horizontal framework, well braced to resist impacts, with vertical tubes spaced at a maximum interval of 3 metres. Onto this, 2.1 metre weldmesh panels shall be securely fixed with wire or scaffold clamps. This fencing shall be erected at the extent of each tree(s) Root Protection Area, as set out in British Standard 5837:2012 or as shown as the Construction Exclusion Zone on the approved Tree Protection Plan Ref. Appendix B to the approved document reference OOTC/PC15/69. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made.

18. The tree protection fencing and ground protection measures approved in connection with condition no. 17 shall be kept in place until all external site works have been completed and the removal of the fencing has been approved in writing by the Local Planning Authority.

19. Within three months of commencement of development, full details of a hard and soft landscaping scheme together with a timescale for implementation of works shall be submitted to and approved in writing by the Local Planning Authority.

P/2020/0289	Approval of landscaping drawing P02E	Approved 17/08/2020	Approved by Wrexham County Borough Council
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20. The landscaping scheme including the paving and footpath areas submitted and approved in connection with condition no. 19 shall be fully implemented in all respects within three months of the first use of the building 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.

21. The landscaping scheme as carried out in connection with condition no. 19 shall be retained for a minimum of 5 years. Within this timescale, any

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planting becoming severely damaged or seriously diseased, or is in poor physiological condition and/or are removed without the written permission of the Local Planning Authority shall be replaced with trees or shrubs and within a timescale all to be submitted to and approved in writing by the Local Planning Authority.

22. The development shall be implemented in accordance with a lighting scheme which has first been agreed in writing prior to the occupation of the development hereby approved.

P/2016/0864	Approval of drawing no. M2602(69)001 Rev P1.	03/07/2019	Approved by Wrexham County Borough Council
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Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To ensure that the development fully complies with the appropriate policies and standards.
3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
4. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety.
5. In the interests of sustainable development and pedestrian safety.
6. To ensure that adequate visibility is provided at the proposed point of access to the highway.
7. In the interests of vehicular and pedestrian safety.
8. To ensure that no deleterious material is carried onto the highway, in the interests of highway safety.
9. To support the Council's approved Integrated Transport Strategy and to reduce dependency on the motor vehicle.
10. In the interests of highway safety.
11. In order to ensure that the development does not have an adverse impact upon species which are afforded statutory protection.
12. In order to protect wildlife interests, which are afforded special protection.

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13. In order to ensure that the development does not have an adverse impact upon species which are afforded statutory protection.
14. In order to ensure that invasive non-native species are controlled in a manner as such that they do not cause detriment to the existing ecological interests on the site or in the immediate vicinity.
15. To ensure satisfactory drainage of the site and to avoid flooding.
16. To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s).
17. To ensure that the retained trees are adequately protected during development in the interests of amenity.
18. To ensure that the retained trees are adequately protected during development in the interests of amenity.
19. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
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21. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
22. In the interests of the visual amenity of the area.

Note(s) to applicant

You are advised that this grant of planning permission was made following the completion of an Agreement under Section 106 of the Town and Country Planning Act. Before undertaking any work under this permission you are advised to obtain full details of the Agreement and ensure that you are able to comply with its terms.

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. 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

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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 on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Housing and Public Protection 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.

A street lighting column will need to be re-located in order for the proposed access to be implemented. You are advised to contact the Council's Street Lighting Section to discuss this matter (Paul Rogers - 01978 729673).

With regards to condition No. 9 you are advised to contact the Regional Travel Plan Co-ordinator, Jessica Pritchard on Tel: 01352 704544.

Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws the prior written consent of Natural Resources Wales is required for any works or structure located in, under, over or within 7 metres of the bank top of Redwither Brook, designated ""main river"".



**Officer Appointed for this purpose
Head of Environment and Planning**

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Refer to the Statement of Applicant's Rights and General Information enclosed or refer to the following link:-

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm