



APPROVAL OF DETAILS RESERVED BY CONDITION

Land adjacent to Graig Wen Farm,
off Brymbo Road, Bwlchgwyn, Wrexham

Change of Use of agricultural land to residential
accommodation for a Gypsy / Traveller site of 4 pitches.
Each pitch to include 1 no. static caravan, 1 no. touring
caravan, 1 no. day room and 2 no. parking spaces

Approval of Details Reserved by Condition

Condition 6

No caravan shall be brought onto the site or occupied until there has been submitted to and approved in writing by the local planning authority a scheme of hard and soft landscaping. The scheme shall include planting plans (using some native species), means of enclosure and retaining structures and an implementation programme with timescales.

Refer to Landscaping and Planting Specification together with Plan No: 71047:1005

Condition 7

The landscaping works shall be carried out in accordance with the approved details as per the agreed implementation programme. The completed scheme shall be maintained in accordance with an approved scheme of maintenance.

Reason for conditions 6 and 7: To ensure that the development hereby permitted does not have a detrimental impact on the character and appearance of the area in accordance with Policy GDP1.

Refer to Landscaping and Planting Specification together with Plan No: 71047:1005

Condition 8

No caravan shall be brought onto the site or occupied until details of a scheme for the disposal of foul and surface water has been submitted to an agreed in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details prior to the residential use of the development and retained in perpetuity

Reason: To prevent pollution of the environment by ensuring the provision of adequate foul and surface water drainage in accordance with Policy GDP1.

Refer to Drainage Plan No: 71047:1002 together with Klargester Bio Disc Details and Underground Drainage and Inspection Access Leaflet

Condition 9

No caravan shall be brought onto the site or occupied until a phased site investigation of the nature and extent of contamination has been carried out, submitted to and approved in writing by, the Local Planning Authority. If any contamination is found during the site investigation, no caravan shall be brought onto the site or occupied until a scheme specifying the measures that will be 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.

Reason: In the interests of the amenities of future occupants of the buildings in accordance with Policy GDP1.

Refer to Document: Contamination Report from Mica Environmental and Email from Wrexham Council Contaminated Land Officer in response to report.

Condition 10

No caravan shall be brought onto the site or further site clearance shall take place until full details of the proposed reasonable avoidance and ecological mitigation measures to safeguard with populations of great crested newt, bats, birds and reptiles on the site and the timing of their implementation have been submitted and agreed in writing by the Local Planning Authority. These details shall accord with the recommendations of the submitted ecological report. The approved details shall be implemented in full.

Reason: In order to protect wildlife interests, which are afforded special protection in accordance with Policy GDP1.

Ecological Mitigation Measures

1. Supply and fix 1 no. bat box to each amenity block. 4 no. to the satisfaction of LPA.
2. Supply and fix 1 no. bird box to each amenity block. 4 no. to the satisfaction of LPA.
3. In the event of reptiles being discovered, works will halt and Pearce Environmental will be contacted for advice in accordance with Reptile Method Statement of the approved appraisal document.
4. All works to be carried out in accordance with the mitigation measures highlighted in the Ecological Appraisal Report.

Condition 11

No caravan shall be brought onto the site or occupied until a Biosecurity Risk Assessment shall be submitted to and approved in writing by the Local Planning Authority. The Assessment shall include:-

- i) Appropriate measures to control any Invasive Non-Native Species (INNS) on site; and,*
- ii) Measures or actions that aim to prevent INNS being introduced to the site for the duration of construction and operational phases of the scheme.*

Reason: To control and mitigate against any potential nuisance that may arise from invasive species after the commencement and/or completion of development in accordance with Policy GDP1.

The Ecological Appraisal Document which forms part of the Planning Application / Appeal submission identified Rhododendron bushes located near to the application Southern boundary. A public footpath runs along the fence line and the bushes are on land on its opposite side (see landscape Plan 71047:1005).

Rhododendron is classified as an invasive non-native Species (INNS) and where conditions are suitable. Rhododendron will outgrow most native plants could die and consequently the need to secure this site from its invasion.

Biosecurity Risk Assessment

The following protective measures include:-

1. The whole site to be cleared of topsoil and subsoil to a depth of 200mm (retrospective)
2. Reinstatement of the whole site with compacted hardcore all in accordance with Natural Resources Wales License previously issued (retrospective)
3. The site to be finished with 40mm nominal decorative gravel
4. A permanent 1800mm (h) close boarded fence to be erected along the boundary between the site and the public footpath which runs along its length as shown on Landscape Plan 71047:1005 attached.

Reason: to control and mitigate against the potential nuisance from invasive species i.e. Rhododendron.