

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	JOHN WILLIAMS	Code Number	GRE P/2019/0639
Agent	REAL PLANNING MR GERRY KELLETT DUNMORE CHURCH STREET PENYCAE WREXHAM LL14 2RL	Date Received	19/08/2019
		Decision Date	15/06/2020

Town and Country Planning Act, 1990

Location of application

CAIA COTTAGE, OLD WREXHAM ROAD, GRESFORD, WREXHAM, LL12 8UA

Description of application

FORMATION OF EARTH BUNDS (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:-

EC1	Green Barriers
EC5	Special Landscape Areas
EC6	Biodiversity Conservation
GDP1	Development objectives
MW13	Waste disposal
MW14	Waste disposal - agricultural land
PS2	Development and the environment

Revision	Date	Description of Decision
0	15/06/2020	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 PD167/01 and as contained within the application documentation.
2. The material that has been imported to site must be tested for contamination and assessed for its suitability for the development. A suitable

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methodology for testing this material shall be submitted and approved by the Council within 12 months of the date of this permission. The methodology should include sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by risk assessment) and source information. The analysis shall then be carried out and the validity evidence should be submitted to the Council in a Validation Report. The Validation Report should demonstrate that the material is suitable for use for the development and must be approved in writing by the Council.

Reason(s)

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

Note(s) to applicant

Further advice on compliance with condition no. 2 may be obtained by contacting the Council's Environmental Protection Team on 01978 298989 or contaminatedland@wrexham.gov.uk

Should the investigation identify contamination issues that may affect receptors other than the site users e.g. groundwater, then it is recommended that these works are also addressed in consultation with the Housing and Public Protection Department prior to commencement of works on site.

Natural Resources Wales Advice to Developer

Environmental Management:

All works at the site must be carried out in accordance with PPG6: 'Working at construction and demolition sites' which are available on the following website:

<http://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelines-ppgsand-replacement-series/guidance-for-pollution-prevention-gpps-full-list/>

The activity of importing waste into the site for use as, for example hardcore, must be registered with Natural Resources Wales as an exempt/permittable activity under the Environmental Permitting Regulations 2016. The developer should contact Natural Resources Wales to discuss the necessity for an

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exemption/permit for any material imported to and exported from the site.

If during construction/excavation works any contaminated material is revealed, then the movement of such material either on or off site should be done in consultation with Natural Resources Wales. Any waste excavation material or building waste generated in the course of the development must be disposed of satisfactorily and in accordance with Section 34 of the Environmental Protection Act 1990. Carriers transporting waste from the site must be registered waste carriers and movement of any Hazardous Waste from the site must be accompanied by Hazardous waste consignment notes.

Construction Waste:

Waste produced during the construction phase of your development must be dealt with appropriately and be in line with all relevant waste legislation including Duty of

Care Regulations and Hazardous Waste Regulations. As part of your waste duty of care you must classify the waste produced:

- before it is collected, disposed of or recovered
- to identify the controls that apply to the movement of the waste
- to complete waste documents and records
- to identify suitably authorised waste management options
- to prevent harm to people and the environment.

Any waste removed from site will be subject to waste management controls. The links below provide information on how to classify waste and register as a waste carrier or

hazardous waste producer:

<https://naturalresources.wales/permits-and-permissions/waste/?lang=en>

<https://naturalresources.wales/permits-and-permissions/waste/wastepermits/?lang=en>

Further guidance can be found on the GOV website here:

<https://www.gov.uk/managing-your-waste-an-overview/duty-of-care>

The applicant should be advised that, in addition to planning permission, it is their responsibility to ensure that they secure all other permits/consents relevant to their development.

Applicant JOHN WILLIAMS
Agent REAL PLANNING
MR GERRY KELLETT
DUNMORE
CHURCH STREET
PENYCAE
WREXHAM
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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