

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 NICK BATEMAN WREXHAM COUNTY BOROUGH COUNCIL	Code Number	GWEP/2019 /0749
Agent	LAWRAY ARCHITECTS MR CRAIG BAINES THE BYRE CROESNEWYDD HALL WREXHAM LL13 7YP	Date Received	02/10/2019
		Decision Date	06/01/2020

Town and Country Planning Act, 1990

Town and Country Planning (General Regulations) 1992 - Regulation 3

Location of application

YSGOL BRO ALUN, DELAMERE AVENUE, GWERSYLLT, WREXHAM, LL11 4NG,

Description of application

EXTENSION TO EXISTING SCHOOL AND ASSOCIATED WORKS

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

CLF3	Dual use facilities
CLF4	Playing fields, children's play areas and open space
EC13	Surface water run-off
EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
GDP1	Development objectives
MW9	Protection of mineral resources
PS1	Settlement limits
PS2	Development and the environment
PS3	Brownfield Land
PS4	Settlement Pattern
T8	Parking
T9	Walking, cycling and horse riding routes

Revision	Date	Description of Decision
0	06/01/2020	Planning permission issued
1	16/4/2020	P/2020/0158 Discharge of conditions 4, 5 and 6 Granted

Particulars of decision that planning permission be GRANTED
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:
YBA-LAW-XX-XX-DSP-A-910001 EXISTING LOCATION AND SITE BLOCK PLAN P01
YBA-LAW-XX-XX-DSP-A-910101 PROPOSED LOCATION AND SITE BLOCK PLAN P03
YBA-LAW-XX-G00-DFP-A-061001 EXISTING GROUND FLOOR PLAN P01
YBA-LAW-XX-G00-DFP-A-061101 PROPOSED GROUND FLOOR PLAN P01
YBA-LAW-XX-XX-DEL-A-062001 EXISTING ELEVATIONS 1 P01
YBA-LAW-XX-XX-DEL-A-062002 EXISTING ELEVATIONS 2 P01
YBA-LAW-XX-XX-DEL-A-062101 PROPOSED ELEVATIONS 1 P01
YBA-LAW-XX-XX-DEL-A-062102 PROPOSED ELEVATIONS 2 P01
DESIGN ACCESS STATEMENT P01
49003-JP-DR-S-5001 SITE WIDE DRAINAGE LAYOUT A
49003-JP-DR-S-5002 DRAINAGE DETAILS A
and as contained within the application documentation.
3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.
4. Each part of the site subject to the remediation under the scheme(s) approved as part of condition 5 below shall not be occupied/used until a Validation Report has been completed in respect of that part of the site and submitted to and approved in writing by the Local Planning Authority.

Date Approved: 16/4/2020 **Reference Number:** P/2020/0158

By: Wrexham County Borough Council

Approved Details: Condition to be finally discharged on receipt of confirmation. Read Construction will appoint an approved 3rd party to validate the installation of the gas membrane. This 3rd party is yet to be determined but will likely be Visqueen.

5. No part of the development shall commence until a scheme to deal with potential contamination at the site has been submitted to and approved in writing by the Local Planning Authority. This scheme shall include a phased investigation approach to identify the extent of contamination and any measures required to remediate the site, including post-development monitoring. Alternatively, gas protection measures should be installed in all new buildings. A methodology of these works (including specification details, design plans, installation, inspection and validation details etc.) should be submitted in writing to the Council for approval prior to any works commencing on site.

Date Approved: 16/4/2020 **Reference Number:** P/2020/0158

By: Wrexham County Borough Council

Approved Details:

Drawing 49003-JP-DR-S-0002F Updated foundation plan with detailed set out for the below ground gas venting and collection system.

BBA certificate for the gas membrane 7/10/2016

Drawing YBA-LAW-X-X-DR-A-300003 C02 Updated detail drawing referencing the foundation plan

6. 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 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.

Date Approved: 16/4/2020 **Reference Number:** P/2020/0158

By: Wrexham County Borough Council

Approved Details: SAB full approval dated 26/3/2020

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. In the interests of the amenities of the future occupants of the buildings in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
5. In the interests of the amenities of the future occupants of the buildings in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
6. To ensure satisfactory drainage of the site and to avoid flooding in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.

Note(s) to applicant

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 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.

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.

Following the commencement of Schedule 3 of the Flood and Water Management Act, the works as proposed are required to obtain approval from the SuDS Approving Body (SAB) prior to commencement of those construction works. 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.



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

Applicant	«APPAPPTITLE» «APPapp1st» «APPAPPSURNAME» «APPCompany»	Code Number	«APPParish» «APPCategory»/«APPREFa»/ «APPREFb»
Agent	«APPAGENTNAME» «APPAGENTA1» «APPAGENTA2» «APPAGENTA3» «APPAGENTA4» «APPAGENTPOST»	Date Received Decision Date	«APPReceived» «APPDECDATE»