

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 TIM STOKES TENSION CONTROL BOLTS LTD	Code No	ABE P/2020/0094
Agent	C4 PROJECTS LTD MR IKRAAM IBRAHIM WILDERSPOOL BUSINESS PARK STOCKTON HEATH WARRINGTON WA4 6HL	Date Received	10/02/2020
		Decision Date	04/05/2020

Town and Country Planning Act, 1990
Section 73

Location of application

TCB HOUSE, CLYWEDOG ROAD SOUTH, WREXHAM INDUSTRIAL ESTATE, WREXHAM, , LL13 9XS

Description of application

VARIATION OF CONDITION 2 IMPOSED UNDER PLANNING PERMISSION P/2019/0431 TO UPDATE THE NEW REVISED DRAWINGS DUE TO INCREASED BUILDING HEIGHT

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

Revision	Date	Description of Decision
0	04/05/2020	Planning permission issued

Particulars of decision that 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:
18138-C4P-AV-ZZ-DR-A-0100 REV P1 - SITE LOCATION PLAN
18138-C4C-AV-ZZ-DR-A-0508 REV P4 - SITE PLAN AS PROPOSED
18138-C4C-B2-ZZ-DR-A-2100 REV P2 - GA ELEVATIONS AS PROPOSED
18138-C4C-B2-00-DR-A-2000 REV P1 - GA PLAN AS PROPOSED (LEVEL 00)
18138-C4C-B1-00-DR-A-2000 REV P1 - GA PLAN AS PROPOSED (LEVEL 00)

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18138-C4P-B1-ZZ-DR-A-2100 Revision P01 GA ELEVATIONS AS
PROPOSED (SHEET 1)

18137-C4P-B1-ZZ-DR-A-2101 Revision P01 GA ELEVATIONS AS
PROPOSED (SHEET 2)

and as contained within the application documentation.

3. Notwithstanding the detail contained on the approved plans, facing materials shall match those on the existing buildings unless otherwise approved in writing by the local planning authority.
4. No development shall commence, to include any site clearance, until a scheme of long term great crested newt habitat compensation creation, including an implementation timetable, has been submitted to and approved in writing by the local planning authority. The development shall be carried out strictly in accordance with the detail as may be approved.
5. No part of the development shall commence, to include any site clearance, until a long term management, surveillance and wardening plan 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.
6. There shall be no changes to the management, surveillance or wardening of the approved habitat creation as required by condition 5 unless revised arrangements have first been submitted to and approved in writing by the Local Planning Authority
7. No part of the development shall commence until a surface water disposal management scheme which takes into account the protection of great crested newts has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved scheme.
8. No development shall commence, to include a site clearance, until a biosecurity risk assessment has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the detail as may be approved.
9. Within one month of the first occupation of the development hereby approved an ecological compliance audit, carried out by a suitably qualified ecological professional independent of the principal project ecologist, shall be submitted to and approved in writing by the local planning authority.
10. No development shall commence until a scheme of surface water drainage, which takes into account the great crested newt protection

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requirements of condition 7 has been submitted to and approved in writing by the local planning authority.

11. Prior to the first occupation of the development hereby approved, a 2 metre wide footway shall be provided across the entire site frontage with dropped tactile pedestrian crossing kerbs at the point of access.

12. 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.

13. The vehicular parking and turning areas as shown on approved drawing(s) No(s). 18138-C4C-AV-ZZ-DR-A-0508 Rev P4 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.

14. Notwithstanding the provisions of Part 8 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any order revoking, re-enacting that Order with or without modification), no development shall carried out in the area defined on approved drawing number 18138-C4C-AV-ZZ-DR-A-0508 Rev P4.

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 order to ensure that the development does not cause harm to species which are afforded protection through planning system and to comply with policies PS2 and GDP1 of the Wrexham Unitary Development Plan.
5. In order to ensure that the development does not cause harm to species which are afforded protection through planning system and to comply with policies PS2 and GDP1 of the Wrexham Unitary Development Plan.

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6. In order to ensure that the development does not cause harm to species which are afforded protection through planning system and to comply with policies PS2 and GDP1 of the Wrexham Unitary Development Plan.
7. In order to ensure that the development does not cause harm to species which are afforded protection through planning system and to comply with policies PS2 and GDP1 of the Wrexham Unitary Development Plan.
8. In order to ensure that the development does not cause harm to species which are afforded protection through planning system and to comply with policies PS2 and GDP1 of the Wrexham Unitary Development Plan.
9. In order to ensure that the development does not cause harm to species which are afforded protection through planning system and to comply with policies PS2 and GDP1 of the Wrexham Unitary Development Plan.
10. In order to ensure that the development does not cause harm to species which are afforded protection through planning system and to comply with policies PS2 and GDP1 of the Wrexham Unitary Development Plan.
11. In the interests of providing a safe access to the site for pedestrians to comply with policy GDP1 of the Wrexham unitary
12. 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 in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.
13. 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 in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan
14. In order to ensure that the development does not cause harm to species which are afforded protection through planning system and to comply with policies PS2 and GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant

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.

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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