

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	JULIE STEELE MINISTRY OF JUSTICE	Code Number	WRA P/2017/1045
Agent	DESIGN GROUP CHESTER ROGER LATHAM SEDAN HOUSE STANLEY PLACE CHESTER CH1 2LU	Date Received	19/12/2017
		Decision Date	07/10/2019

Town and Country Planning Act, 1990

Location of application

THE LAW COURTS, BODHYFRYD, WREXHAM, LL12 7BP

Description of application

DEMOLITION OF LINK TO ADJACENT POLICE BUILDING AND ERECTION OF NEW TWO-STORY CUSTODY SUITE TO COUNTY COURT BUILDING TOGETHER WITH ASSOCIATED EXTERNAL WORKS AND NEW ACCESS

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

EC13	Surface water run-off
EC4	Hedgerows, Trees and Woodland
GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	07/10/2019	Planning permission issued
1	23/3/2020	P/2020/0089 Discharge of conditions 4 and 7 Granted

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 3409-DGC-XX-XX-A-

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1003 Rev P0.7, 3409_DGC_XX_XX_A_1004 Rev P0.4, 3409_DCG_XX_XX_A_1020 Rev P0.8, 3409_DCG_XX_XX_A_1040 Rev P0.4, FD1-WCS-07-19 Tree Planting and Maintenance Scheme, WCS-SUT-ZZ-XX-DR-C-620-0001-P01.02_PRIVATE DRAINAGE LAYOUT and FENCE DETAIL and as contained within the application documentation.

3. Prior to their use on the development, a specification of all facing materials shall be submitted to an approved in writing by the local planning authority. The development shall be carried out in accordance with the details as submitted.

4. 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 specification for tree protection fencing and ground protection measures that comply with British Standard 5837:2012;
- b) A Tree Protection Plan showing the location of the trees to be removed and retained with their crown spreads, Root Protection Areas, Construction Exclusion Zones, and location of protective fencing and ground protection measures accurately plotted;
- c) 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;
- d) Details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires;
- e) Details of the frequency of supervisory visits and procedures for notifying the findings of such visits to the Local Planning Authority;
- f) Method for protecting retained trees during demolition works;
- g) Details of all proposed tree works, including felling and pruning.

App ref No. P/2020/0089 **Details Submitted:** Arboricultural method Statement dated 6/2/2020 **Date** 23/03/2020 **Approved by** Wrexham County Borough Council.

5. All mitigation planting shall be carried out in the first available planting season following to the first use of the development in accordance with the detail contained in approved document TPS/WCS/07/19 Tree Planting and Maintenance Scheme. All planting shall be retained and maintained in accordance with the approved scheme.

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6. Prior to the first use of the development hereby approved, all access, parking and turning areas shall be laid out, surfaced and marked in accordance with the details contained in approved drawing number 3409_DGC_XX_XX_A_1040 Rev P0.4 and retained in this condition thereafter.

7. No development shall commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved plan.

App ref No. P/2020/0089 **Details Submitted:** Construction Management Plan received 11/02/2020, Agent email, sign details and traffic routing plan received 20/3/2020. **Date** 23/03/2020 **Approved by** Wrexham County Borough Council

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. To protect trees which are of significant amenity value to the area in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.
5. 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.
6. In the interests of highway safety and in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
7. To protect the amenities of the occupiers of nearby properties and to ensure the free flow of traffic on the adopted highway in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.



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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