

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 AMYES BRYMBO HERITAGE TRUST	Code No	BRY P/2019/0529
Agent	TACP ARCHITECTS LTD MR MATTHEW GREGORY PREMBROKE HOUSE ELLICE WAY WREXHAM TECHNOLOGY PARK WREXHAM LL13 7YT	Date Received	15/07/2019 22/08/2019
		Decision Date	

Town and Country Planning Act, 1990
Section 73

Location of application

BRYMBO IRON AND STEEL WORKS HERITAGE CENTRE, NEW HIGH STREET, BRYMBO, WREXHAM, LL11 5AX

Description of application

VARIATION OF CONDITION NO. 1 IMPOSED UNDER PLANNING PERMISSION P/2018/0557 TO EXTEND THE PERIOD BEFORE THE BUILDING SHALL BE REMOVED

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
EC6	Biodiversity Conservation
EC9	Listed buildings of special architectural or historic interest
GDP1	
PS1	Development objectives
PS2	Settlement limits
PS3	Development and the environment
PS4	Brownfield Land
T8	Settlement Pattern
T9	Parking
	Walking, cycling and horse riding routes

Revision	Date	Description of Decision
0	22/08/2019	Planning permission issued

Particulars of decision that permission be GRANTED

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Subject to the following:-

Condition(s)

1. The use of the building shall cease and be abandoned before 31/12/2024. The building together with any hard standing, base or slab upon which it stands shall be completely removed and the land restored to its previous condition not later than one month after that date.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered GA-01 Rev T1, GA-02 Rev T1, GA-03 Rev T1, GA-04 Rev T1 and ST-01 Rev T1, 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. 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.
5. The drainage scheme shall be implemented in strict accordance with the details and timescale approved as part of planning permission ref: P/2018/0557 and maintained thereafter.
6. No part of the development shall commence until the written permission of the owner of the private sewer to which the surface water run-off will be discharged, has been obtained and submitted to and approved, in writing, by the Local Planning Authority.
7. The development shall be carried out in strict accordance with the Reasonable Avoidance Measures (RAMs) approved as part of planning permission ref: P/2018/0557.
8. Measures and proposals to prevent the introduction of Invasive Non Native Species (INNS) during the construction phase, and to control INNS as are currently present on site, shall be fully implemented in strict accordance with the details approved as part of planning permission ref: P/2018/0557.
9. The development shall be carried out in strict accordance with the findings and recommendations contained within the Ecological Appraisal as carried out by Enfys Ecology, dated 25/06/2018 and referenced EE/373/LB V2, approved as part of planning permission ref: P/2018/0557.

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Reason(s)

1. Having regard to its design and materials of construction, planning permission would not normally be granted in respect of temporary buildings in this location. Permission has been granted in this instance solely to allow the applicant adequate time to seek permanent, satisfactory accommodation.
2. To define the scope of the planning permission
3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
4. 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.
5. To ensure that effective drainage facilities are provided for the proposed development, and that no adverse impact occurs to the environment or the existing public sewerage system.
6. 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.
7. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted.
8. To prevent the spread of INNS.
9. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted.

Note(s) to applicant

This permission is granted subject to the above conditions. Some conditions may require your attention prior to you carrying out any work on the proposal. These conditions are known as ""conditions precedent"". You should be aware that it is important that you comply with any ""conditions precedent"". If you do not, then any work you undertake on the development subject of this permission would not have planning permission.

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

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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.

You are advised that the separate written consent of the Council must be obtained in respect of any proposed illuminated or projecting sign.



**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