

Additional Suggested Conditions

10. No development shall take place until a phased site investigation of the nature and extent of contamination has been carried out and submitted to and approved in writing by the Local Planning Authority. If any contamination is found during the site investigation, no part of the development shall commence until a scheme specifying the measures that will be taken to remediate the site, has been submitted to and approved in writing by the local planning authority. The site shall thereafter be remediated in accordance with the approved scheme. If during the course of development any contamination is found that has not been identified in the site investigation, no further development shall take place on those parts of the site where that contamination has been found, until an additional scheme of remediation has been submitted to and approved in writing by the local planning authority for those parts of the site. The relevant parts of the site shall thereafter be remediated in accordance with the additional scheme of remediation.
Reason: In the interests of the amenities of future occupants of the buildings.
11. Each part of the site subject to the remediation under the scheme(s) approved as part of condition 10 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.
Reason: In the interests of the amenities of future occupants of the buildings.
12. A compliance audit shall be carried out by a qualified ecologist, independently of the appointed principal ecologist, in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. A copy of the completed audit reports should be submitted to and approved in writing by the Local Planning Authority after each phase of development.
Reason: In order to protect wildlife interests, which are afforded special protection.
13. Prior to commencement of development, a Biosecurity Risk Assessment shall be submitted to and approved in writing by the Local Planning Authority. The Assessment shall include:
 - (i) appropriate measures to control any Invasive Non-Native Species (INNS) on site; and,
 - (ii) measures or actions that aim to prevent INNS being introduced to the site for the duration of construction and operational phases of the scheme.Reason: To control and mitigate against any potential nuisance that may arise from invasive species after the commencement and/or completion of development.

14. Prior to first occupation of the development hereby approved, vehicular access onto Glascoed Road shall be provided with visibility splays of 2.0m by 39 metres to the south-west as measured to the centreline of the carriageway and 2.0m by 41 metres to the north east as measured 1 metre from the nearside edge of the carriageway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
Reason: To ensure that adequate visibility is provided at the proposed point of access to the highway.
15. There shall be no vehicular access to the site from Brymbo Road at any time.
Reason: In the interest of highway safety.
16. The vehicular parking and turning areas as shown on approved drawing(s) Dwg No. 71047:001 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 vehicles at all times.
Reason: 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.