

Additional Details for Discharge of Condition 3 of P/2016/0646

Local Planning Authority:	Wrexham County Borough Council
Site Address:	Tomlinson's Dairies Limited Five Crosses Industrial Estate Minera Wrexham LL11 3RD
Planning Permission Ref:	P/2016/0646
Proposal:	Phase 1 extension to the main dairy building to provide additional cold storage, trolley return and office accommodation and extension to existing hardstanding to facilitate vehicle circulation, vehicle manoeuvring and temporary parking spaces for up to 50 cars.
Condition number:	3.
Condition topic:	Landscaping scheme
Condition discharge application number:	P/2017/0033 (relates to condition 3 & condition 4)

Background

An application for the discharge of conditions 3 and 4 of planning permission P/2016/0646 was made on 16 January 2017 and was allocated reference number P/2017/0033.

The Local Planning Authority subsequently requested confirmation of:

- 1) the timing of the Phase 1 landscaping works; and
- 2) the implications for the Phase 1 landscaping works on full implementation of the Phase 2 (P/2016/0739) and Phase 3 (P/2016/0740) works.

Timing of Landscaping Works

The soft landscaping proposals for Phase 1 have been amended and a revised Landscape Proposals drawing 1473.04 Rev A is submitted with a view to discharging Condition 3 of P/2016/0646.

The Phase 1 hard landscaping works (engineering works to re-profile ground levels etc.) are to be implemented prior to first use of the Phase 1 Cold Store extension.

The Phase 1 soft landscaping works indicated on drawing 1473.05 Rev A are to be completed within 12 months of the development being brought into use. Assuming the development is brought into use in July 2017 as planned, this would mean that the soft landscaping would be established during the planting season running from November 2017 to March 2018.

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Implications of Phase 2 and Phase 3 works on Phase 1 landscaping.

The Phase 1 soft landscaping proposals have been modified slightly to ensure that tree planting implemented under Phase 1 will be compatible with, and will not need to be removed during the course of, the Phase 2 works.

Similarly, a low maintenance grassland mix will be established temporarily within those areas that will in due course be used for HGV parking and the formation of the new surface water attenuation pool in Phase 2, unless those works are completed prior to the 2017/2018 autumn/spring establishment season.

On implementation of Phases 2 and 3, the Phase 1 landscaping works will be supplemented by the Phase 2 and Phase 3 landscaping proposals, which are collectively shown on Soft Landscape Proposals drawing 1473.04. These landscaping details have already been approved under planning permissions P/2016/0739 and P/2016/0740. The Phase 2 and Phase 3 landscaping works will be implemented in accordance with a timetable to be agreed in accordance with the requirements of conditions 7 and 6 of those permissions respectively.

Haston Reynolds Ltd
14 March 2017

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