
**APPENDIX 5: LPA DECISION NOTICE (P/2016/0722) RESERVED MATTERS
APPROVAL**

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	GARDENBREEZE LIMITED	Code Number	ISY P/2016/0722
Agent	HOW PLANNING MR JAMES BERGGREN 40 PETER STREET MANCHESTER M2 5GP	Date Received	27/07/2016
		Decision Date	19/09/2016

Town and Country Planning Act, 1990

Location of application

LAND SOUTH OF RIDLEYWOOD LANE AND, EAST OF BRYN LANE,
WREXHAM INDUSTRIAL ESTATE, WREXHAM LL13 9UT

Description of application

SUBMISSION OF RESERVED MATTERS (APPEARANCE, LANDSCAPING AND SCALE) IN RESPECT OF OUTLINE PLANNING PERMISSION P/2011/0891 (APPEAL DECISION APP/H6955/A/12/2188910 (GRANTED ON 06.08.2013))

Submission of Reserved Matters pursuant to Appeal Decision APP/H6955/A/12/2188910 (GRANTED ON 06.08.2013) and in accordance with the conditions attached to that permission.

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	19/09/2016	Planning permission issued

Particulars of decision APPROVAL of reserved matters

Subject to the following:-

Condition(s)

1. The development shall be carried out in strict accordance with the following approved drawings:
 - i) B9187_AEW_SI-XX-DR_A-0503 Revision P1: Proposed Site Plan
 - ii) B9187_AEW_SI-XX-DR_A-0504 Revision P1: Existing and Proposed Site Sections
 - iii) B9187-AEW-XX-00-DR-A-0507 Revision P1: Proposed Ground Floor Plan
 - iv) B9187-AEW-XX-01-DR-A-0508 Revision P1: Proposed First Floor Plan

Applicant	GARDENBREEZE LIMITED	Code	ISY P/2016/0722
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- v) B9187-AEW-XX-01-DR-A-0509 Revision P1: Proposed Roof Plan
 - vi) B9187-AEW-XX-XX-DR-A-0510 Revision P2: Proposed Elevations
 - vii) B9187-AEW-XX-XX-DR-A-0511 Revision P1: Proposed Building Sections
 - viii) B9187_AEW_SI-XX-DR_A-0512 Revision P1: Proposed Building Site Plan
 - ix) 4090-01 Landscape Proposals
2. No facing or roofing materials shall be used other than those detailed on approved drawing B9187-AEW-XX-XX-DR-A-0510 Revision P2: Proposed Elevations.

Reason(s)

1. To ensure that the development fully complies with the appropriate policies and standards.
2. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.

Note(s) to applicant

The Applicant is advised that the development to which these reserved matters are pursuant shall commence by 19/09/18.

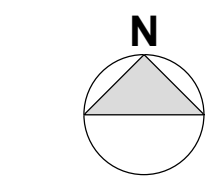


Officer Appointed for this purpose
Head of Environment and Planning

Refer to the Statement of Applicant's Rights and General Information enclosed or refer to the following link:-

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm

APPENDIX 6: RESERVED MATTERS APPROVED SITE LAYOUT



- No significant Hazards have been identified in this drawing

PI	26/07/16	TF	AL
Issue for Approval			
EV	Date	Drawn by -	Checked by -
other	Purpose of Issue		
2	For Approval		
	Planning		
Drawing stage			
Sent			
Gardenbreeze Ltd.			
Project			
Kingsmoor Park Wrexham			
Drawing title			
Proposed Site Plan			
Date	26/07/16	drawn	TF
checked by	AL	checked	AL

APPENDIX 7: HOW MINUTE NOTE MEETING ON 10 NOVEMBER 2016

MINUTES

Date of Meeting: Thursday 10 November 2016

Project: Bryn Lane, Wrexham Industrial Estate, (Appeal).

Location: Wrexham Council Offices

Present: Matthew Phillips (MP) – Wrexham County Borough Council
James Berggren (JB) – HOW Planning

ISSUES AND ACTIONS ARISING	ACTION
1. JB and MP discussed the current status of the emerging Local Plan.	
2. MP advised that the Employment Land Review (ELR) recommends that the site be included within the settlement limit and if brought into the settlement limit then the single user policy, which is currently applicable, is unlikely to apply unless restricted by the council. The site may become a multi-user site.	
3. JB and MP discussed appealing the refused planning application, P/2016/0327, for a variation to condition numbers 2 and 3 of a planning appeal ref: APP/H6955/A/12/2188910 to extend the time limits for submission of reserved matters application and for commencement of development by a further 3 and 5 years respectively.	
4. It was agreed that written representations will be the most appropriate appeal procedure.	
5. MP advised that there is scope to make changes to the design of the building approved as part of the Reserved Matters application by way of a S.73 application. This would include reducing the size of the building.	
6. JB and MP discussed discharging the pre-commencement conditions and implementing the consent. JB advised that it is the intention of Gardenbreeze Limited (HOWs client) to implement the consent to reduce the lead-in time for the occupier and delivery.	
7. MP advised that he will provide further informal advice about the discharge of pre-commencement conditions.	
8. JB and MP discussed the matter of the PROW application and MP provided JB with Shaun Hanratty's (PROW Officer) contact details.	