



Appendix B

Planning Permission

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	MINISTRY OF JUSTICE / NATIONAL OFFENDER MANAGEMENT SERVICES	Code Number	ABE P/2013/0671
Agent	GVA MR NICK HARDY 3 BRINDLEY PLACE BIRMINGHAM B1 2JB	Date Received	01/10/2013
		Decision Date	30/04/2014

Town and Country Planning Act, 1990

Town and Country Planning (Environmental Impact Assessment) Regulations 1999

Location of application

FORMER FIRESTONE FACTORY SITE, BRIDGE ROAD, WREXHAM
INDUSTRIAL ESTATE, WREXHAM, LL13 9QA

Description of application

OUTLINE PLANNING APPLICATION FOR THE CONSTRUCTION OF A PRISON (MAXIMUM FLOORSPACE OF 76,370 SQM GROSS EXTERNAL AREA) WITHIN A SECURE PERIMETER FENCE TOGETHER WITH ACCESS, PARKING, VISITOR / SUPPORT BUILDING, ENERGY CENTRE, LANDSCAPING, CONSTRUCTION COMPOUND AND ASSOCIATED ENGINEERING WORKS.

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

E4	Employment development within settlements
EC6	Biodiversity Conservation
GDP1	Development objectives
T8	Parking

**Particulars of decision that permission be GRANTED
Subject to the following:-**

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Condition(s)

1. Approval of the following details shall be obtained from the Local Planning Authority before each part of the development is commenced:
 - a) the appearance of the building(s);
 - b) the layout of the building(s);
 - c) the landscaping of the site.
2. Plans and particulars of the reserved matters referred to in condition 1 (above) shall be submitted in writing to the Local Planning Authority before the expiry of three years from the date of this permission. The development shall only be carried out in strict conformity with such details as are approved.
3. The development hereby approved shall be commenced before the expiry of five years from the date of this permission or before the expiry of two years from the date of approval of the last of the reserved matters required to be approved, whichever is the later.
4. Each new non-residential building hereby permitted shall be constructed to achieve a minimum [Building Research Establishment Environmental Assessment Method (BREEAM)] overall 'Very Good' standard and achieve the mandatory credits for 'Excellent' under issue Ene1 - Reduction of CO2 Emissions (or subsequent equivalent quality assured scheme) in accordance with the requirements of BREEAM 2011. The development shall be carried out entirely in accordance with the approved assessment and certification.
5. Construction of any building hereby permitted shall not begin until an 'Interim Certificate' has been submitted to the Local Planning Authority, certifying that a minimum BREEAM overall 'Very Good' standard and the mandatory credits for 'Excellent' under issue Ene1 - Reduction of CO2 Emissions (or subsequent equivalent quality assured scheme) has been achieved for that individual building in accordance with the requirements of BREEAM 2011.
6. Prior to the occupation of the individual buildings, or within a timescale otherwise agreed in writing with the Local Planning Authority, a 'Final Certificate' shall be submitted to the Local Planning Authority, certifying that a minimum BREEAM overall 'Very Good' standard and the mandatory credits for 'Excellent' under issue 'Ene1 - Reduction of CO2 Emissions' (or subsequent equivalent quality assured scheme) has been achieved for that building in accordance with the requirements of BREEAM 2011.

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7. The reserved matters application(s) shall include a scheme for the comprehensive and integrated drainage of the site indicating how foul water, surface water and land drainage. The scheme as approved shall be implemented in accordance with a timescale to be agreed as part of the submitted details and maintained thereafter.

8. The details required by condition 07 shall include an assessment into the potential for disposing of surface water by means of Sustainable urban Drainage Systems (SuDS) in accordance with the principles of sustainable drainage systems set out in Technical Advice Note 15: Development and Flood Risk. Where a SuDS scheme is to be implemented, the details required by condition 07 shall:

- i) Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of receiving ground water and/or surface waters;
- ii) Specify the responsibilities of each party for the implementation of the SuDS scheme, together with a timetable for that implementation; and,
- iii) Provide a timescale for implementation, management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

9. The reserved matters application(s) shall include a scheme to deal with potential contamination at the site. This scheme shall include a phased investigation approach to identify the extent of contamination and any measures required to remediate the site, including post-development monitoring.

10. No part of the development shall be occupied until a Verification Report which demonstrates that the remedial works approved as part of condition no. 9 above have been satisfactorily carried out, has been submitted to and approved in writing by the Local Planning Authority.

11. The reserved matters application shall include a Construction Environment and Management Plan. Construction shall thereafter be carried out in strict accordance with the Construction Environment and Management Plan details as approved.

12. No underground tanks for the storage of fuels, oils or gas shall be installed until full structural details of the installation, including details of: excavation, the tank(s), tank surround, associated pipework and monitoring system have been submitted to and approved in writing by the Local Planning

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Authority. Any tanks for fuels, oils or gas storage shall thereafter only be installed in strict accordance with the details as approved.

13. The details required by condition 01 shall include details of the location and layout of vehicular parking, turning facilities and loading/unloading areas and a timetable for the provision of the parking, turning and unloading areas. Vehicular parking, turning and loading areas shall be laid out, surfaced and drained in strict accordance with the details as approved and thereafter permanently retained and kept free of any obstruction, and made available solely for the parking, turning, loading and unloading of vehicles at all times.

14. The reserved matters application shall include details of a new signalised pedestrian and cyclist crossing to be provided on Bridge Road. The development shall not be brought into use until a signalised pedestrian and cyclist crossing has been provided in accordance with the details as approved.

15. The reserved matters application shall include details of the siting and appearance of two new bus shelters that shall be provided on Bridge Road. The development shall not be brought into use until the two new bus shelters have been sited on Bridge Road in accordance with the details as approved.

16. The details submitted in respect of condition 01 shall include the siting, height and appearance of all lighting columns to be located outside of the perimeter fence.

17. The development shall not be brought into use until a Final Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Final Travel Plan shall include a program of annual monitoring reports that shall be submitted to the Local Planning Authority for written approval within one month of the anniversary of the first use of the development every year, up to and including the fifth anniversary. The Final Travel Plan shall be implemented in full. Should the annual monitoring reports demonstrate that there is insufficient on-site parking, additional parking shall be provided in accordance with a scheme that shall first have been submitted to and approved in writing by the Local Planning Authority.

18. The reserved matters application shall include a scheme of directional signage from the A483, A534 and A525 and roads within the industrial estate. The development shall not be brought into use until the scheme of signage as approved has been implemented in full.

19. Prior to first use of the development hereby granted permission the vehicular access onto the unclassified road adjoining the north-eastern boundary of the site shall provide visibility splays of 2.4 metres x 70 metres to the north-west and 2.4 metres x 120 metres to the south-east measured to the nearside edge of the adjoining highway. Within these splays there shall be no

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obstruction above the level of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

20. The ENVIRON Ecological Mitigation Strategy and Habitat Management Plan dated September 2013 and the ENVIRON Addendum to Ecological Strategy and Habitat Management Plan dated December 2013 shall be implemented in full in accordance with the timescales referred to therein.

21. Prior to their appointment, details of the organisation(s) who will be responsible for implementation of the ENVIRON Ecological Mitigation Strategy and Habitat Management Plan and the ENVIRON Addendum to Ecological Strategy and Habitat Management Plan shall be submitted to the Local Planning Authority.

22. Once operational the rating level of any noise generated by reason of this development shall not exceed the pre-existing background level by more than 5dB(A) at any time. The noise levels shall be determined at the nearest noise sensitive premises, and measurements and assessment shall be made in accordance with BS4142:1997 Method of Rating Industrial Noise Affecting Mixed Residential and Industrial areas.

23. Development shall not commence a scheme of off-site landscaping of the land between Bridge Road and Bridgeway East has been submitted to and approved in writing by the Local Planning Authority. Off-site landscaping shall thereafter be implemented in the first planting season (November to March) or seeding season (April to September) following commencement of development.

Reason(s)

1. To comply with the provisions of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.
2. To comply with Section 92 of the Town and Country Planning Act, 1990.
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4. To comply with the requirements for sustainable buildings published by the Welsh Government (Planning Policy Wales Edition 5 (2012)).
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6. To comply with the requirements for sustainable buildings published by the Welsh Government (Planning Policy Wales Edition 5 (2012)).
7. 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.
8. To ensure satisfactory drainage of the site and to avoid flooding.
9. In the interests of the amenities of the future occupants of the buildings.
10. In the interests of the amenities of the future occupants of the buildings
11. To protect the amenities of the occupiers of nearby properties.
12. The site is within 15m of the River Clywedog, which is a tributary of the River Dee, which is a Water Protection Zone, the site is on a Secondary A aquifer and in close proximity to a potable abstraction used for human consumption.
13. 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.
14. In the interests of pedestrian safety.
15. In the interests of providing public transport access to the site.
16. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
17. To promote reduced dependency on the motor vehicle and to be able to respond to any parking issues that arise from the operation of the site.
18. In the interests of highway safety.
19. To ensure that adequate visibility is provided at the proposed point of access to the highway.
20. In order to protect wildlife interests, which are afforded special protection.
21. In order to protect wildlife interests, which are afforded special protection.
22. To protect the amenities of the occupiers of nearby properties.
23. In the interests of the amenities of the occupiers of properties on Bridgeway East and the visual amenity of the area.

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Note(s) to applicant

You are advised to contact Dwr Cymru Welsh Water's Developer Services on 0800 917 2652 to ensure that there is adequate headroom in their existing abstraction licences in order to be able to supply this development.



**Officer Appointed for this purpose
Head of Community Wellbeing and Development**

**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