In pursuance of its powers under the Acts an 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

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Expiry Date:
11/12/2000
Grid Reference:
E 333841
N 354240

wrexham
COUNTY BOROUGH
BWRDEISTREF SIROL
wrecsam

Applicant	Key Properties Ltd	**Code Number**	GRE P/2000 /0963
Agent	Nike Design Group 66 Park Street Bridgend Mid Glamorgan CF31 4BB	**Date Received**	16/10/2000
		Decision Date	04/05/2001

TOWN AND COUNTRY PLANNING ACT, 1990

Location of application

The Wilderness Tip Gresford Wrexham

Description of application

Construction of dry ski slope, ski jumps, toboggan run, holiday chalets & ancillary works and alteration to existing vehicular and pedestrian access.

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

Condition(s)

1. The development to which this permission relates shall begin not later than the expiration of five years from the date of this permission.
2. The permission hereby granted is for the use of the site as a dry ski slope, ski jump facility, toboggan run, ski lodge and holiday chalets.
3. The permission hereby granted shall take place in strict accordance with the following application drawings and details:
- Site Layout Plan, Sheet Number 1:001'B' scale 1:1250;
- Landscaping Proposals, Sheet Number 3:002'A' scale 1:1250;
- Trees to be Cleared, Plan 5 scale 1:2500;
- Existing Contour Plan, Sheet Number 1:000'A' scale 1:1250;
- Section through existing slope profile with proposed ski-lodge, Sheet Number 1:008 scale 1:500;
- Proposed ski jumps, Sheet Number 1:007 scale 1:500;
- Proposed ski jumps, Sheet Number 1:006 scale 1:500;
- Proposed ski jumps, Sheet Number 1:004 scale 1:500;
- Proposed ski jumps, Sheet Number 1:003 scale 1:500;
- Proposed ski jumps, Sheet Number 1:002 scale 1:500;
- Proposed Access Road, Sheet Number 3:001 scale 1:500;
- The Chalet Development, Plan 3 scale 1:500;
- Views of the proposed ski jump, Sheet Number 1:005, Not to Scale.

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4. Full details of the elevations and materials to be used for the construction of the chalets shall be submitted for the prior approval of the Local Planning Authority.

5. No development shall be commenced until a scheme for the provision of a right turning lane, improvements to the junction of Blue Bell Lane and Wilderness Lane, traffic calming of Wilderness Lane to include traffic management, together with the provision of pedestrian and cycle links to the ski facility and through the site, and vehicle parking spaces, including surfacing, has been submitted to and approved in writing to the Local Planning Authority. The scheme shall be implemented as approved before the commencement of the first use of the development.

6. There shall be no means of vehicular access to/from Pont-y-Capel Lane except for emergency vehicles, and positive measures shall be taken to ensure that no such access is possible.

7. Prior to the commencement of the development hereby permitted a scheme for the provision of a cycleway between Pont-y-Capel Lane and Wilderness Lane, to include signing, and cycle parking facilities, shall be submitted for the approval of the Local Planning Authority. The scheme approved shall be implemented in full prior to first use of the development and thereafter maintained.

8. The development hereby permitted shall only take place between the hours of 0900 to 2200 hours.

9. The site shall be reprofiled to the levels shown on drawing numbers 1:002, 1:003, 1:004, 1:006, 1:007 and 1:008 and trees cleared from the area shown on Plan 5.

10. The date of the completion of works of reprofiling and tree clearance, as set out in Condition 9, shall be notified in writing to the Local Planning Authority within seven working days of that date.

11. Within six months of the commencement of the development hereby permitted, a scheme of aftercare for the site shall be submitted for the approval in writing of the Local Planning Authority. The scheme shall include:
- the establishment of trees at locations indicated on drawing 3:002'A';
- details of seed mixes to be employed, sowing methods, tree species, tree sizes, spacings of trees to be planted;
- slope stabilisation measures, hard surfacing and surface water drainage;
the scheme shall also make provision for maintenance of all areas of the site to be seeded or planted, for a period of five years beyond the completion of the initial seeding/planting works. Any areas where vegetation which has been previously seeded or planted does not establish, or where trees/shrubs previously planted are dead, dying or diseased, shall be reseeded/replanted in the first available season. The scheme shall be implemented in full for a period of five years commencing from the date notified in writing according to Condition 10.

12. The cafe within the ski lodge building hereby approved, shall only be used for ancillary purposes in connection with the development and for no other purposes within Class A3 of the Town and Country Planning (Use Classes) Order 1987.

13. Within those areas of the site indicated on Sheet Number 3:002'A' as Existing Woodland and Existing Trees, no plant or machinery shall be allowed to cross, excavate, or be parked, nor any vegetation disturbed.

14. The only works allowed in the areas of the site to remain undisturbed, as described in Condition 13, shall be the creation of an area of grassland habitat, to replace the area lost by the chalet development. A scheme of grassland establishment shall be submitted within six months of the commencement of the development for the approval of the Local Planning Authority and be

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implemented in the first available season thereafter. The area of replacement grassland habitat shall be subject to aftercare for a period of five years beginning from the date on which the Local Planning Authority were notified of the completion of the seeding/planting works, according to the requirements of Condition 10.

15. A scheme shall be submitted and approved in writing by the Local Planning Authority prior to first use of the development, of details of the locations, heights of lighting masts, specification and direction of floodlights to be used and any means to be employed to minimise light pollution to be experienced offsite. The scheme shall be implemented as approved throughout the period of the development and maintained thereafter.

16. No external public address or amplification system shall be installed or used without the prior approval in writing of the Local Planning Authority.

17. The contamination remediation measures contained in the Thyssens Geotechnical Report contained within the Environmental Impact Statement and letter from Nike Design to Wrexham County Borough Council dated 11 January 2001 in respect of Arsenic, Carbon Dioxide, Sulphate and Sulphur, shall be implemented in full prior to the use of the development.

18. (i) Prior to the commencement of the development a detailed noise survey shall be carried out to determine existing background levels at noise sensitive properties as follows:

a) Wilderness Mill Farmhouse, Pont-y-Capel Lane;
b) Pont-y-Capel Cottage, Pont-y-Capel Lane;
c) Pont-y-Capel Farm/Valsyn, Pont-y-Capel Lane;
d) Little Bryn Alyn, Pont-y-Capel Lane;
e) 47 Chatsworth Gardens, Pandy;
f) 32 Avondale Crescent, Pandy.

(ii) The rating of any noise generated by reason of this development shall not exceed the background levels identified in (i) above by more than 5dB(A) when measured at the facade of any of the noise sensitive properties listed in (i) above. Measurements and assessments shall be made in accordance with BS4142 : 1997 "Method of Rating Industrial Noise Affecting Mixed Residential and Industrial Areas".

(iii) A scheme of noise attenuation measures so as to achieve the noise limits set out in (ii), and in relation to road traffic noise from traffic accessing the site, shall be submitted for the approval of the Local Planning Authority and be implemented prior to the commencement of use of the facility.

19. A detailed scheme of noise insulation measures for the chalet development shall be submitted to and approved in writing by the Local Planning Authority and be implemented in full prior to their use. The noise insulation measures for the chalet development shall be maintained as approved throughout the period of the development.

20. Prior to the commencement of the use of the facility a scheme for the disposal of foul and surface waters shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include the provision of inspection manholes, to be clearly identified on foul and surface water drainage systems. The scheme approved shall be implemented in full before the use of the facility commences.

21. All facilities for the storage of oils, fuels, or chemicals shall be sited on impervious bases and surrounded by impervious base walls. The volume of the bunded compound should be at least

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equivalent of the capacity of the tank plus 10%. All fillings points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

22. A scheme concerning any works to take place below the permanent groundwater table (such as dewatering, grouting, or constructing of foundations), shall be submitted to and approved in writing by the Local Planning Authority, before any works subject to this permission are carried out. The scheme approved shall be adhered to throughout the development.

23. The chalets shall only be occupied as holiday accommodation and at no time as permanent residential accommodation.

24. Prior to the commencement of the development, full details of the external appearance of the ski jump towers, including the colours of the finished surfaces, shall be submitted for the approval, in writing of the Local Planning Authority.

25. Within six months of the first use of the development, hedging/planting shall be implemented along the margins of the access road in accordance with a scheme which has been submitted to and approved by the Local Planning Authority. Any hedging/planting removed, dying, being severely damaged, or becoming seriously diseased within five years of planting shall be replaced by heding/planting of a similar size and species to those originally required to be planted.

Reason(s)

1. To comply with Section 93 of the Town and Country Planning Act 1990.
2. In order to define the development.
3. In order to define the development.
4. In order to ensure a satisfactory standard of appearance of the chalets.
5. In order to ensure that a proper means of access to and from the site is available to serve the development before it is used by the public, and in the interest of safety for pedestrians, cyclists and road users.
6. In order to define the development.
7. In order to ensure that a proper means of access to and from the site is available to serve the development before it is used by the public, and in the interest of safety for pedestrians, cyclists and road users.
8. In order to protect the amenity of adjacent residents.
9. In order to define the development.
10. In order to ensure that the site is satisfactorily reclaimed to a standard appropriate to its intended use.
11. In order to ensure that the site is satisfactorily reclaimed to a standard appropriate to its intended use.
12. In order to define the development.
13. In order to protect the wildlife interest present on the site.
14. In order to protect the wildlife interest present on the site.
15. In order to protect the amenity of adjacent residents.
16. In order to protect the amenity of adjacent residents.
17. In order to protect the users of the site from potential sources of contamination.

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18. In order to protect the amenity of adjacent residents.
19. In order to protect the amenity of occupiers of the chalets.
20. In order to protect the water environment.
21. In order to protect the water environment.
22. In order to protect the water environment.
23. In accordance with Local Plan Policy for residential development in the countryside.
24. In the interests of visual amenity.
25. To protect the amenities of resients and in the interests of visual amenity.

Note(s) to applicant

The traffic calming scheme may need to include for traffic signals under the railway bridge.

The floodlighting scheme may to include baffles around floodlights to screen them from view outside the site.

Officer Appointed for this purpose
Refer to the Statement of Applicant's Rights and General Information Enclosed

G J Evans, Chief Planning Officer, Lambpit Street, P O Box 1290, Wrexham, LL11 1WL.