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

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant Arriva Ltd

Agent Mr Andrew Windress
9 York Place, Leeds,
United Kingdom, LS1
2DS

Reference P/2025/0378

Date Received 30/04/2025

Decision Date 02/07/2025

Town and Country Planning Act, 1990

Location of Application

BUS DEPOT, BERSE ROAD, NEW BROUGHTON, WREXHAM, LL11 6SL

Description of Application

CODI ADEILAD LLES STAFF A LLOCHES CYNNAL A CHADW

ERECTION OF STAFF WELFARE BUILDING AND MAINTENANCE SHELTER

In reaching this decision the Council has had regard to the following relevant policies: -

National Policies and Technical Advice Notes (TAN):
TAN 12 : Design
TAN 18 : Transport

Development Plan:
UDP PS1 - The Broad Location of Development
UDP PS2 - The Broad Location of Development
UDP PS3 - The Broad Location of Development
UDP PS4 - The Broad Location of Development
UDP GDP1 - Development Objectives
UDP EC14 – Protection of Controlled Waters
UDP Policy EC1 - Green Barriers
UDP Policy EC6 – Biodiversity Interest
UDP Policy E5 Small-scale employment development in the countryside
UDP Policy T8 - Parking

Revision	Date	Description of Decision
0	02/07/2025	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

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Condition(s)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
   - 0203 Rev P05
   - 0205
   - 244/01 Rev B0
   - 244/02 Rev C
   - GS-200-128

3. The external surfaces of the building(s) shall be constructed of the materials specified on plan references 244/01 Rev B0 and 0205.

4. No part of the development shall commence until a plan to provide net benefit for biodiversity (NBB) i.e. a better outcome than if the site was left undeveloped has been submitted to, and approved in writing by, the Local Planning Authority. The measures shall be implemented in full, prior to first occupation / use of the development, and thereafter maintained for the lifetime of the development.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

2. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

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3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

4. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

Note(s) to applicant

All works in relation to the implementation of this permission, including deliveries to and /or leaving the site, should be undertaken only between the hours of 07.30 to 18.00 Monday to Friday, 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60 Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

The applicant is further advised that any complaints received relating to noise of any type from the development may also be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints. This is done under the Statutory Nuisance provisions provided within the Environmental Protection Act 1990, and legal action may be taken where appropriate.

The applicant must adhere to the times given above wherever possible. If, however, there are urgent or unavoidable circumstances requiring work outside of the specified times, permission to proceed may be sought by contacting Environmental Health & Housing Standards at healthandhousing@wrexham.gov.uk or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.

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David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wrecsam
Chief Officer Economy and Planning, Wrexham County Borough Council

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council