

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

|                  |                                                                                                  |                      |                 |
|------------------|--------------------------------------------------------------------------------------------------|----------------------|-----------------|
| <b>Applicant</b> | MR RICHARD MEAKIN                                                                                | <b>Code No</b>       | LLA P/2022/0200 |
| <b>Agent</b>     | MISS FRANCESCA WRAY<br>SIRIUS PLANNING<br>4245 PARK APPROACH<br>THORPE PARK<br>LEEDS<br>LS15 8GB | <b>Date Received</b> | 25/02/2022      |
|                  |                                                                                                  | <b>Decision Date</b> | 26/04/2022      |

**Town and Country Planning Act, 1990**  
**Section 73**

**Location of application**

P R HUGHES HAULAGE, MINERS ROAD, LLAY INDUSTRIAL ESTATE,  
LLAY, WREXHAM, LL12 0PJ

**Description of application**

AMRYWIO AMODAU 2 A 9 CANIATAD CYNLLUNIO P/2018/0797 I  
DIWYGIO CYNLLUN Y SAFLE / VARIATION OF CONDITIONS 2 AND 9 OF  
PLANNING PERMISSION P/2018/0797 TO AMEND SITE LAYOUT

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 |
| EC11 | Archaeology                               |
| EC13 | Surface water run-off                     |
| EC4  | Hedgerows, Trees and Woodland             |
| EC6  | Biodiversity Conservation                 |
| PS1  | Settlement limits                         |
| PS12 | Renewable energy                          |
| PS2  | Development and the environment           |
| T8   | Parking                                   |

| Revision | Date       | Description of Decision                      |
|----------|------------|----------------------------------------------|
| 0        | 26/04/2022 | Planning permission issued                   |
| 1        | 26/04/2022 | Minor corrections                            |
| 2        | 03/09/2025 | Discharge of Conditions 9 & 10 (P/2025/0500) |

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

**Condition(s)**

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

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2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered TFE1000/01/03 TFE1000 01 12 TFE1000 01 10 TFE1000 01 04 TFE1000 01 07 TFE1000 01 09 TFE1000 01 08 TFE1000 01 11 TFE1000 01 05 TFE1000 01 06 SRE1065 17 01 SRE1065 17 02 SRE1065 17 14 15 and as contained within the application documentation.

3. The noise mitigation, having regard to construction noise shall be carried out in accordance with Section 6 'Mitigation of Construction Period Effects' of the submitted and approved NVC Noise Impact Assessment dated 19th September 2017, for the lifetime of the development.

4. The noise mitigation, having regard to approved plant design shall be carried out in accordance with Section 7.4 'Mitigation Measures to Control Noise' of the submitted and approved NVC Noise Impact Assessment dated 19th September 2017, for the lifetime of the development

5. 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 nearby noise sensitive premises, and measurements and assessment shall be made in accordance with BS4142:2014 Method of Rating Industrial Noise Affecting Mixed Residential and Industrial areas.

6. The development shall be carried out in accordance with the contamination details approved on 02/11/2018, as referenced on application P/2017/0937

7. Each part of the site subject to the remediation under the scheme(s) approved as part of condition 6 shall not be occupied/used until a Validation Report has been completed in respect of that part of the site and submitted to and approved in writing by the Local Planning Authority.

8. The vehicular parking area as shown on approved drawing number TFE1000/01/03 shall be fully laid out, surfaced and drained prior to first use of the development. This parking area shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking of motor vehicles at all times.

9. Within six months of the first use of the development, trees and shrubs shall be planted on the site in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority  
Condition 9 Discharged 03/09/2025

10. The development shall be carried out in strict accordance with the findings and recommendations contained within the Ecology Assessment and GCN mitigation report as carried out by Sirius Planning Dated 21/3/2022 approved as part of this application. The mitigation and compensation

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measures hereby approved shall be fully implemented prior to first use of the development.

### **Condition 10 Discharged 03/09/2025**

11. The development shall be carried out in strict accordance with the Long Term Conservation Management Plan as approved under planning permission P/2018/0797 and P/2019/0991.
12. The development shall be carried out in strict accordance with the Biosecurity Risk assessment as approved under planning permission P/2018/0797 and P/2019/0991.
13. A compliance audit shall be carried out by a qualified ecologist, independently of the appointed principal ecologist, in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. A copy of the completed audit reports should be submitted to and approved in writing by the Local Planning Authority after each phase of development.

### **Reason(s)**

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
3. To protect the amenities of the occupiers of nearby properties
4. To protect the amenities of the occupiers of nearby properties
5. To protect the amenities of the occupiers of nearby properties.
6. In the interests of the amenities of the future occupants of the buildings
7. In the interests of the amenities of the future occupants of the buildings
8. To provide for the parking of vehicles clear of the highway in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan
9. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
10. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
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12. The site has considerable wildlife/nature conservation interest and it is essential that the site is restored to ensure that its quality and integrity is not materially harmed by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.

13. In order to protect wildlife interests, which are afforded special protection in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.

### **Note(s) to applicant**

Your attention is drawn to Highway Supplementary Notes - Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

[http://www.wrexham.gov.uk/english/planning\\_portal/publications/info\\_sheets.htm](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at: [www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

You are advised that the planning permission hereby granted does not authorise any building over, diversion, connection or other interference with any sewer, public or private, which crosses the site. A plan has been issued by Welsh Water and is available on the Council's website. You are advised to contact Welsh Water, PO Box 10, Treharris, CF46 6XZ (Tel: 01443 331155) in this regard, prior to undertaking any groundwork in connection with the development. Should you be required to depart from the details hereby approved, you should contact the Council's planning department to seek further advice with regard to the submission of amended plans and / or a new planning application.

All works relating to this development which are audible beyond the site boundary should be carried out only between 7.30 and 18.00 hrs Monday to Friday, and 08.00 to 14.00 hrs 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

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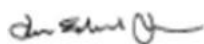
neighbouring premises.

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 works outside of the specified times, permission to proceed may be sought by contacting Environmental Health and 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.

This planning permission does not provide consent to undertake works that require an EPS licence. It is an offence to deliberately capture, kill or disturb EPS or to recklessly damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine. To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at <https://naturalresources.wales/conservation-biodiversity-and-wildlife/european-protected-species/?lang=en>



Ian Jones

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Interim Chief Officer Planning & Regulatory

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