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Planning Application P/2025/0163

Applicant's Response to Wrexham Council Planning Case Officer's Comments, contained in an email from Dafydd Thomas dated 5th June, 2025.

LLOYD WATSON HAULAGE LTD, THE BOUNDARY GARAGE, ELLESMERE ROAD, BRONINGTON, WHITCHURCH, SY13 3HD

ERECTION OF STORAGE BUILDING ANCILLARY TO HAULAGE YARD

The applicant has carefully considered the Planning Case Officer's comments dated 5th June 2025 and can respond as follows. We have repeated the Planning Officer's comments in red text below and our response is in blue text.

Septic Tank

There does not appear to be a registered or exempted discharge at the site. We would therefore require some detail on the existing system (especially is it also covers the dwelling house). I suggest that an upgrade from septic tank to treatment plant is considered if it is an older system and therefore betterment can be demonstrated.

The applicant is in the process of registering the septic tank with Natural Resources Wales in order to comply with the legislation. The existing tank was installed prior to 2010, therefore there is no statutory requirement to upgrade the system.

Following a review of the operation of the business, there will no longer be a requirement to employ additional staff simply to transfer pallets into the proposed new storage facility, as this will be done by the existing staff and drivers as part of their normal duties

Ecology

From an ecology perspective, we would need a condition requiring a Reasonable Avoidance Method statement for great crested newt to be submitted prior to commencement.

Could you forward WCBC's Ecologist's full response. The proposed pre-commencement condition requiring a Reasonable Avoidance Method statement for great crested newt is acceptable.

Landscape Plan / Net Biodiversity Benefit

We would also require a landscape plan / NBB plan to be submitted. The submitted statement is too vague.

The application is supported by the following documents, which explain how the proposal would result in a net biodiversity benefit (NBB):

- Planning Statement (section 5.21) identifies seven opportunities in which the development presents an opportunity for biodiversity enhancements to be incorporated on site, which will generate a net biodiversity gain;
- The Ecology Statement includes measures to deliver biodiversity net gain;
- Drawing 713-08 Boundary Garage - Proposed Site Landscape Plan-A1 – this includes considerable detail of 'wildlife friendly' shrub planting together with the inclusion of small bird nesting boxes;
- Green Infrastructure and Net Biodiversity Benefit Statement.

The Green Infrastructure Statement (GIS) has been expanded to include greater detail on achieving net biodiversity benefits. This is attached to this response.

External Lighting

A condition requiring details of the lighting scheme.

The applicant requests that external lighting is assessed as part of this planning application and to this aim, please find enclosed an amended elevation drawing which shows ecologically sensitive external lighting confined to the main entrances on the principal elevation.and over the personnel doors. There will be low emission emergegy lighting over the rear doors for escape purposes only.

Other Matters

We have not yet received any feedback following our response to the earlier Highway Authority comments. Our response was published on WCBC planning website on 19th May 2025.

Conclusion

We trust that the amended drawings and supporting information are satisfactory and fully addresses the Highway Authority's comments. We are happy to provide any further clarification if required.