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 c/o Agent

Agent Mr Tim Rainbird
21 Soho Square,
London, W1D 3QP

Reference P/2024/1567

Date Received 06/11/2024

Decision Date 04/09/2025

Town and Country Planning Act, 1990

Location of Application

DICKENS GARAGE, CROESFOEL INDUSTRIAL ESTATE, RHOSTYLLEN, WREXHAM, LL14 4EJ

Description of Application

NEWID DEFNYDD TIR AC ADEILADAU O SUI GENERIS (SIOP GWERTHU CEIR) I DDOSBARTH B8/SUI GENERIS (MASNACHWR ADEILADU) YN CYNNWYS ARDDANGOSFA TU ALLAN A RHESELI STORIO A CHODI 1 ADEILAD

CHANGE OF USE OF LAND AND BUILDINGS FROM SUI GENERIS (CAR DEALERSHIP) TO CLASS B8/SUI GENERIS (BUILDERS MERCHANT) INCLUDING OUTSIDE DISPLAY AND STORAGE RACKING AND ERECTION OF 1 NO BUILDING

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

Development Plan Policies:

E1 - Employment Allocations
EC14 - Protection of Controlled Waters
EC6 - Biodiversity Conservation
GDP 1- Development Objectives
PS1 - Broad Location of Development
T8 - Parking

Revision	Date	Description of Decision
0	04/09/2025	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.

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2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
   - Site Location Plan (Drawing Number 9003-MJM-XX-XX-DR-D-6600) Rev P03 (May 2024).
   - Proposed Site Layout (Drawing Number 9003-MJM-XX-XX-DR-D-6611) Rev P09 (May 2024).
   - Proposed Elevation Plan (Drawing Number 9003-MJM-XX-XX-DR-D-6612) Rev P03 (June 2024).
   - Proposed Floor Plan (Drawing Number 9003-MJM-XX-XX-DR-D-6613) Rev P03 (June 2024).
   - Landscaping Scheme and Biodiversity Enhancement Plan (Drawing Number 04) Rev B (08.08.24).
   - Swept Path Analysis Van and Car (Drawing Number 24-0378-RAP-XX-XX-DR-TP-4102) Rev P03 (30.05.24).
   - Swept Path Analysis 12m Rigid (Drawing Number 24-0378-RAP-XX-XX-DR-TP-4104) Rev P01 (10.03.25).
   - Swept Path Analysis 16.5m Artic (Drawing Number 24-0378-RAP-XX-XX-DR-TP-4101) Rev P03 (29.04.25).
   - Swept Path Analysis 12m Rigid HGV (Drawing Number 24-0378-RAP-XX-XX-DR-TP-4103) Rev P01 (04.02.25).
   - Swept Path Analysis 16.5m Artic (2) (Drawing Number 24-0378-RAP-XX-XX-DR-TP-4100 Rev P03 (24.05.24).
   - Technical Note - Response to Highways Comments (March 2025).
   - Technical Note - Remediation Strategy for Gas Protection Measures (15th January 2025).
   - Green Infrastructure Statement (October 2024).
   - Proposed Site Sections (Drawing Number 9003-MJM-XX-XX-DR-D-6614) Rev P04 (July 2024).
   - Technical Note - Structural Works Statement (04/10/24).
   - Transport Statement V2 (October 2024).
   - Existing Elevation Plan (Drawing Number 9003-MJM-XX-XX-DR-D-6602) Rev P02 (June 2024).
   - Travel Plan (October 2024)
   - Planning Statement (November 2024).
   - Existing Floor Plan (Drawing Number 9003-MJM-XX-XX-DR-D-6603) Rev P01 (June 2024).
   - 784-B059716 Noise Assessment (October 2024).

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- Ground investigation Report Part 1 (06/11/24).
- Ground Investigation Report Part 2 (06/11/24).
- Ground Investigation Report Part 3 (06/11/24).
- Existing Site Plan (Drawing Number 9003-MJM-XX-XX-DR-D-6601) Rev P03 (June 2024).
- Existing Site Sections (Drawing Number 9003-MJM-XX-XX-DR-D-6604) Rev P01 (July 2024).

3. Landscaping shall be undertaking in accordance with the scheme submitted and approved in connection with condition 2. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting (November to March) and seeding seasons following the first use of the development (April to September). Any trees, hedgerows or plants which, within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

4. The existing trees, shrubs and hedges shown on drawing "Landscaping Scheme and Biodiversity Enhancement Plan (Drawing Number 04) Rev B (08.08.24) shall be permanently retained shall not be cut down, grubbed out, lopped or uprooted. Any trees, shrubs or hedges removed or being severely damaged or becoming diseased shall be replaced with trees, shrubs or hedging plants of the equivalent size and species.

5. Prior to first use of the development hereby permitted the vehicular access shall provide visibility splays of 2.4 metres x 25 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

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6. No development shall commence, including any works of demolition, until a Construction Traffic Management Plan has been submitted to, and approved in writing by, the Local Planning Authority.

7. The development shall not be occupied until a Service and Delivery Management Plan has been submitted to and approved in writing by the Local Planning Authority. Servicing and deliveries to the development shall take place in accordance with the approved Service and Delivery Management Plan.

8. No development shall take place until a Car Parking Management Plan (CPMP) to include (but not limited to) the details of management of car parking to facilitate both staff & customers within the curtilage of the site has been submitted to and approved in writing by the local planning authority. The CPMP as agreed shall be implemented in accordance with the approved details.

9. No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system

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10. If during the course of development any contamination is found that has not been identified in the site investigation, no further development shall take place on those parts of the site where that contamination has been found until an investigation of the area has been carried out and submitted to and approved in writing by the Local Planning Authority. If any contamination is found during that site investigation, no part of the development shall re-commence in that area until a scheme specifying the measures that will be taken to remediate the area to render it suitable for the development hereby permitted has been submitted to and approved in writing by the local planning authority. The relevant part of the site shall thereafter be remediated in accordance with the additional scheme of remediation.

11. Each part of the site subject to the remediation under the scheme approved detailed in the 'Technical Note – Remediation Strategy for Gas Protection Measures' dated 15 January 2025, prepared by MJM Consulting Engineers Ltd, 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.

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.

3. 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, PS11, EC4, EC5 and EC6 of the Wrexham Unitary Development Plan.

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4. To ensure landscape features are properly considered and protected in accordance with Policies GDP1, PS11, EC4, EC5 and EC6 of the Wrexham Unitary Development Plan.

5. To ensure that adequate visibility is provided at the proposed point of access to the highway in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

6. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

7. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

8. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

9. To protect the integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

10. To ensure that the risks to the future occupants/users of the site and to the local environment associated with contamination at the site have been assessed and, where necessary, appropriately remediated, in accordance with Policy GDP1 of the Wrexham Unitary Development Plan and paragraph 6.9.17 of PPW12.

11. To ensure that the risks to the future occupants/users of the site and to the local environment associated with contamination at the site have been assessed and, where necessary, appropriately remediated, in accordance with Policy GDP1 of the Wrexham Unitary Development Plan and paragraph 6.9.17 of PPW12.

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Note(s) to applicant

Following the commencement of Schedule 3 of the Flood and Water Management Act, the works as proposed are required to obtain approval from the SuDS Approving Body (SAB) prior to commencement of those construction works. Further details of the SAB, the new national standards, the pre-application advice service and the application for approval process can be found on the Wrexham CBC's SAB webpage: https://www.wrexham.gov.uk/english/planning_portal/sab/sab.htm or by contacting the SAB Team directly at SAB@wrexham.gov.uk

In the interests of maintaining highway safety, and to avoid obstruction of the public highway (in contravention of the Highways Act), The Applicant is advised to coordinate with the highway authority at highwayroadworks@wrexham.gov.uk in advance of commencement of the development/works with respect to: 1. Skip, scaffolding, hoarding or A frame/signage (Permit required for these items, if on the public highway); 2. Use of a parking space for a set down/delivery area; 3. Record a dilapidation survey of the adjacent carriageway prior to commencement (to avoid being ask to repair damage by the Applicant whilst carrying out their works); 4. If any lane closure or obstruction of the highway is required for a crane or similar; 5. Protection against dust and debris blowing onto the public highway 6. Construction traffic parking locally avoiding nuisance to others; 7. If the Applicant's scope of work includes new apparatus in the highway, such as new mains services then a Section 50 licence will be required. Insurances and demonstration of competency to carry out works in the public highway will be required. 8. Lowering of kerbs or minor pavement alterations require Section 184 agreement. Insurances and demonstration of competency to carry out works in the public highway will be required. 9. A section 278 agreement works agreement is required for more significant alterations to the existing highway 10. Any temporary works affecting traffic lights, [pedestrian/cycle road crossings, or bus stops require pre-planning and permits; 11. For applications with a private driveway (either existing or proposed) connecting onto the public highway, the following conditions of approval apply: • No surface water from the applicants site should be allowed to drain onto the public highway, • The first 5m* minimum (for residential property) should be hard paved, avoiding gravel or loose chippings form spreading. • No gate should be built in a location where it would result in a car obstructing the highway whilst being unlocked, and it should not swing out and over a pavement or any other part of the highway. *The hard paved length and set back if required is subject to the

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applicants proposed vehicular length The applicants should allow a minimum of 4 weeks' notice for any of the above standard requirements, and 6-8 weeks for lane closures & road closures (lead times may change without notice subject to workload and complexity). Any works involving Trunk roads should be coordinated separately and directly with the North & Mid Wales trunk Road Agency. For larger sites with a significant impact upon the highway, a Construction Traffic Management Plan will be required.



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