

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

Applicant	MR B RICHARDS	Code Number	CHI P/2021/0744
Agent	MR PHILIP HUMPHREYS PHILIP HUMPHREYS ARCHITECTS TAN Y CASTELL BROAD STREET MONTGOMERY POWYS SY15 6PH	Date Received	22/07/2021
		Decision Date	06/11/2023

Town and Country Planning Act, 1990

Location of application

A N RICHARDS HAULAGE YARD, B5605 NEWBRIDGE ROAD, PENTRE, CHIRK, WREXHAM, LL14 5AN

Description of application

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In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

E5	Employment in the countryside
EC1	Green Barriers
EC11	Archaeology
EC13	Surface water run-off
EC5	Special Landscape Areas
EC6	Biodiversity Conservation
EC9	Listed buildings of special architectural or historic interest
GDP1	Development objectives
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	06/11/2023	Planning permission issued

Particulars of decision that permission be 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 approved drawing(s) numbered 1022/21/1B, 1022/21/3A, 1022/21/4C and 1022/21/6A
3. Tree planting shown on drawing no. 1022/21/4C shall be carried out in the first planting season (November to March) following the first use of the development hereby permitted. Thereafter any tree(s) that becomes severely damaged, seriously diseased, is/are in poor physiological condition or is removed shall be replaced within the next available planting season by tree(s) of the same species originally planted.
4. The external walls and roof of the building shall not be finished in any colour other than juniper green.
5. Prior to the first use of the development hereby permitted the existing septic tank shall be removed and the Biodisc Treatment Plant installed and made operational prior in accordance with the details shown on drawing no. 1022/21/6c.
6. The rating level of any noise generated by reason of this development shall not exceed the pre-existing background level 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 Methods for Rating and Assessing Industrial and Commercial Sound.
7. No use of the development shall be made before 0700 hours or after 1700 hours Monday to Saturday. No part of the development shall be used on a Sunday or Bank Holiday

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.

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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 Policies GDP1 and PS2 of the Wrexham Unitary Development Plan and to ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 11.
4. 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.
5. To protect the integrity of the River Dee and Bala Lake Special Area of Conservation in accordance with policy EC6 of the Wrexham Unitary Development Plan.
6. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
7. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant

The applicant is advised to consider making alterations to the site access to improve visibility for HGVs entering and leaving the site.

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. For further information and advice regarding construction noise please contact the Council's Environmental Health & Housing Standards Team on 01978 292040

The Applicant is advised that under the dust from construction and / or demolition activities can be judged to be causing a statutory nuisance to neighbouring properties. A legal notice can be served requiring that any dust nuisance is abated, and failure to comply with the requirements of the notice can result in prosecution. The applicant should contact the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.

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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
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David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio
Chief Officer Economy and Planning

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