

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	EMILY ARMSTRONG	Code Number	ABE P/2022/0668
Agent	PLAN RED LTD RICHARD PURSER FLOOR 11 3 PICCADILY PLACE MANCHESTER M1 3BN	Date Received	15/07/2022
		Decision Date	27/02/2024

Town and Country Planning Act, 1990

Location of application

LAND OPPOSITE WILKINSON BUSINESS PARK, CLYWEDOG ROAD
SOUTH, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9XS

Description of application

ADEILADU STORFA A WARWS DOSBARTHU (DOSBARTH B8)
ERECTION OF STORAGE AND DISTRIBUTION WAREHOUSE (CLASS B8)

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

DM1	Development Management Considerations
EM1	Protection of Existing Employment Land
NE1	International and National Nature Conservation Designations
NE6	Waste Water Treatment and River Water Quality
RE1	Development and Renewable Energy/Low Carbon Technology
SP14	Natural Environment
SP18	Climate Change
SP2	Location of Development

Revision	Date	Description of Decision
0	27/02/2024	Planning permission issued
1	19/06/2024	P/2024/0150 – Conditions 3 and 4 Discharged

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 following drawings:
 02-000 Revision P04 Existing Site Plan
 02-001 Revision P02 Proposed Site Plan
 03-001 Revision P02 Proposed Floor Plans
 04-001 Revision P04 Proposed Site Sections
 05-001 Revision P03 Proposed Elevations
 United Environmental Services Ltd Landscape & Environmental Management Plan dated 6 December 2021 reference UES03416/03
3. No part of the development hereby permitted shall commence until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in strict accordance with the Method Statement as is approved. The Method Statement shall include the following:
 - a) A specification for tree protection fencing and ground protection measures that comply with British Standard 5837:2012;
 - b) A Tree Protection Plan showing the location of the trees to be removed and retained with their crown spreads, Root Protection Areas, Construction Exclusion Zones, and location of protective fencing and ground protection measures accurately plotted;
 - c) A full specification for any access, driveway, path, underground services or wall foundations within retained tree Root Protection Areas or Construction Exclusion Zone, including any related sections and method for avoiding damage to retained trees;
 - d) Details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires;
 - e) Details of the frequency of supervisory visits and procedures for notifying the findings of such visits to the Local Planning Authority;
 - f) Method for protecting retained trees during demolition works;
 - g) Details of all proposed tree works, including felling and pruning.

Condition 3 Discharged (P/2024/0150) – 19/06/2024

4. No development shall commence until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:
 - i. hours of working; and
 - ii. a scheme of dust management

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Condition 4 Discharged (P/2024/0150) – 19/06/2024

5. Within three months of commencement of development a timetable for the implementation of the measures set out in Section 3: Landscaping and Habitat Management of the United Environmental Services Ltd Landscape & Environmental Management Plan dated 6 December 2021 reference UES03416/03 shall be submitted for the approval of the Local Planning Authority. The measures shall be implemented in strict accordance with the approved timetable and thereafter managed and maintained in accordance with the details set out in Section 3: Section 3: Landscaping and Habitat Management of the United Environmental Services Ltd Landscape & Environmental Management Plan dated 6 December 2021 reference UES03416/03.
6. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy as approved shall be implemented in full.
7. Prior to first use of the development hereby permitted, both vehicular accesses shall provide visibility splays of 2.4 metres x 120 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.
8. The vehicular parking and turning areas as shown on approved drawing(s) No(s). 02-001 Revision P02 Proposed Site Plan shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of motor vehicles at all times.
9. 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.

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10. A Final Travel Plan shall be submitted to and approved in writing by the Local Planning Authority following the first anniversary of first use of the development. The approved Travel Plan shall be implemented and remain in place thereafter.
11. The development hereby permitted shall not be occupied until a scheme of low and zero carbon technology has been implemented in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority. Thereafter the measures installed in accordance with the scheme shall be retained.
12. No external illumination within the site shall take place before a lighting scheme has been submitted to and agreed in writing by the Local Planning Authority. Thereafter, no lighting shall be used on any external part of the development except in accordance with the approved lighting scheme.
13. The development hereby permitted shall not be occupied until the foul drainage system for the site has been completed in accordance with the details shown on drawing no. S5A-BML-XX-XX-DR-C-0500 Revision P06. Thereafter no further surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

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 ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s) in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.
4. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
5. In order to protect wildlife interests, which are afforded special protection in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
6. To ensure the risks associated with previously unsuspected contamination at the site are dealt with through a remediation strategy, to minimise the risk to both future users of the land and neighbouring land, and to ensure that the development can be carried out safely

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- without unacceptable risks, in accordance with policy GDP1 of the Wrexham Unitary Development Plan.
7. 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.
 8. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan
 9. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
 10. To support the Council's approved Integrated Transport Strategy and to reduce dependency on the motor vehicle in accordance with Policies GDP1 and PS4 of the Wrexham Unitary Development Plan.
 11. To ensure the development minimises energy use and carbon emissions in accordance with policy RE1 of the draft Wrexham Local Development Plan.
 12. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
 13. To prevent pollution of the water environment in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant

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



David Fitzsimon

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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