

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 JAMES BURATTI ROYAL MAIL GROUP PROPERTY	Code Number	WRR P/2020/0598
Agent	FAITHFUL AND GOULD BEN PREECE THE HUB500 AZTEC WEST ALMONDSBURY BRISTOL BS32 4RZ	Date Received	22/09/2020
		Decision Date	08/01/2021

Town and Country Planning Act, 1990

Location of application

WREXHAM DELIVERY OFFICE, 94 REGENT STREET, WREXHAM, , , LL11 1AA

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:-

E4	Employment development within settlements
EC13	Surface water run-off
EC7	Conservation Areas
GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	08/01/2021	Planning permission issued
1	07/04/2021	P/2021/0099 Discharge of conditions 4 and 8 approved
2	06/07/2021	P/2021/0149 Discharge of condition 5 approved

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

Condition(s)

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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 SL_P20020_DWG-0_
 - EX00P2 Location Plan
 - EX01P4 Existing site plan
 - EX10P3 Existing ground floor
 - EX11P2 Existing first floor
 - EX12P2 Existing roof plan
 - EX30P3 Existing elevations
 - EX31P2 Existing elevations
 - PR01P10 Proposed site layout
 - PR10P6 Proposed ground floor
 - PR11P2 Proposed first floor
 - PR12P5 Proposed roof plan
 - PR20P5 Proposed sections
 - PR21P2 Proposed sections
 - PR30P4 Proposed elevations
 - PR31P4 Proposed elevations
 - PR32P2 Street view
 - WRDO-MMD-XX-00-DR-D-0001 P01 Indicative drainage
 - 3700P2 External lighting
 and as contained within the application documentation.
3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.
4. No part of the development shall commence until an appropriate Dust Management Scheme has been submitted to and approved in writing by the Local Planning Authority. The dust mitigation measures as are approved shall be fully implemented for the entire duration of the construction phase.
Date Approved: 7/4/2021 **Reference Number:** P/2021/0099
By: Wrexham County Borough Council
Approved Details: Key Property Solutions Dust management Strategy
 26/1/2021.
5. No development shall take place until a phased site investigation of the nature and extent of contamination has been carried out and submitted to and approved in writing by the Local Planning Authority. If any contamination is

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found during the site investigation, no part of the development shall commence until a scheme specifying the measures that will be taken to remediate the site to render it suitable for the development hereby permitted has been submitted to and approved in writing by the local planning authority. The site shall thereafter be remediated in accordance with the approved scheme. 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 additional scheme of remediation has been submitted to and approved in writing by the local planning authority for those parts of the site. The relevant parts of the site shall thereafter be remediated in accordance with the additional scheme of remediation.

Date Approved: 6/7/2021 **Reference Number:** P/2021/0149

By: Wrexham County Borough Council

Approved Details: Version 3 of the Remedx, Remediation Strategy 170995 R01 (02) dated 27 May 2021 (which includes Appendix A Technical Note Concerning Vapour Risk & Water Pipes).

This is on the understanding that:

- i) The remediation works will be undertaken as detailed in the aforementioned Remediation Strategy, unless any variations to the Strategy are agreed in writing with the Council and Natural Resources Wales (NRW); and
- ii) Condition 6 will not be discharged until a satisfactory standard of remediation has been achieved and those works are fully verified and detailed in a Validation Report and this report has been submitted and approved by the Council.

6. Each part of the site subject to the remediation under the scheme(s) approved as part of condition 5 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.

7. The vehicular parking area as shown on approved drawing numbers(s) PR01P10 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.

8. No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been

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submitted to and approved in writing by the Local Planning Authority and the Plan as is approved has been fully implemented.

Date Approved: 7/4/2021 **Reference Number:** P/2021/0099

By: Wrexham County Borough Council

Approved Details: Key Property Solutions tender Site Layout and Phasing Plan

9. The development shall be carried out in accordance with the scheme for the comprehensive and integrated drainage of the site set out in the drainage report WRDO-MMD-ZZ-XX-SP-D-0001 and drawing WRDO-MMD-XX-00-DR-D-0001 P01. The scheme as approved shall be implemented in accordance with a timescale to be agreed as part of the SAB process and maintained thereafter.

10. The landscaping scheme approved as part of this application shall be fully implemented in strict accordance with approved drawing no. PR01P10 within three months of the first use of the development with the exception of soft landscaping which shall be carried out in the first planting season (November to March) or seeding season (April to September) following the first use.

11. Planting implemented in accordance with approved landscaping scheme drawing no. PR01P10 shall be retained for a minimum of 5 years. Within this timescale, any planting becoming severely damaged or seriously diseased, or is in poor physiological condition and/or are removed without the written permission of the Local Planning Authority shall be replaced within the next available planting season by trees or shrubs of similar size and species to those originally required to be planted.

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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 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.
4. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
5. To safeguard the amenities of the adjoining properties
6. In the interests of the amenities of the future occupants of the buildings in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
7. To provide for the parking of vehicles clear of the highway in accordance with Policies GDP1 and T8 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 ensure that effective drainage facilities are provided for the proposed development, and that no adverse impact occurs to the environment or the existing public sewerage system in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.
10. 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.
11. 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.

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

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SuDS Approving Body Approval Requirement

As you will be aware, from the 7th of January 2019 any new development of more than one dwelling or that involves construction work of more than 100m² is required to obtain approval from the SuDS Approving Body (SAB) prior to the commencement of those construction works. We have provided Pre application SAB advice for the proposed development and can advise that, in principle, it would appear a compliant scheme should be deliverable for the site.

If the application were to be approved, I would request the following note to applicant be included on any permissions to re emphasis the requirement to obtain full SAB approval prior to the commencement of any construction works on site:

Note to Applicant - SAB Approval Required

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.

Please note the detailed requirements of Network Rail previously issued to the agent and available on the Council's website

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 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

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prosecution.

The applicant should adhere to the times given above wherever possible. For further information and advice regarding construction noise please contact the Council's Housing and Public Protection Department on 01978 315300.

Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:

- Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;
- Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of the notice can result in prosecution;
- Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Environment and Planning Department on 01978 315300 for further advice and information.

Further advice on compliance with condition no. 5 may be obtained by contacting the Council's Environmental Protection Team on 01978 298989 or contaminatedland@wrexham.gov.uk

Should the investigation identify contamination issues that may affect receptors other than the site users e.g. groundwater, then it is recommended that these works are also addressed in consultation with the Housing and Public Protection Department prior to commencement of works on site.

Lighting has the potential for classification as a statutory nuisance under the Environment Protection Act 1990. If lighting is found to be causing a nuisance than an Abatement Notice may be served, and the applicant is advised to consider this when designing the installation of any lighting.

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**Officer Appointed for this purpose
Chief Officer Planning & Regulatory**

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