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 Mrs Jane Tinniswood

Agent Mr David Hayward
Castleberg Studios,
134 Newport Road,
Stafford, ST16 2HB

Reference P/2025/0754

Date Received 29/09/2025

Decision Date 12/12/2025

Town and Country Planning Act, 1990

Location of Application

ALL SAINTS CHURCH IN WALES VOLUNTARY AIDED SCHOOL, CLAPPER LANE, GRESFORD, WREXHAM, LL12 8RW

Description of Application

LLEOLI ADEILAD MODIWLAIDD

SITING OF MODULAR BUILDING

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

Development Plan Policies:

GDP 1- Development Objectives
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS2 - Broad Location of Development
T8 - Parking

Revision	Date	Description of Decision
0	12/12/2025	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.

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 PL-01A, Proposed Site Plan PL-04A, Proposed Block Plan PL-03A, Proposed Floor Plan and Elevations PL-05A, Design and Access Statement Version 2 dated November 2025 and Green Infrastructure Statement.

3. Within 12 months from the date of this permission, the measures to deliver net benefit for biodiversity (NBB) shown on Proposed Site Plan PL-04A and within the Green Infrastructure Statement must be implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

4. No land drainage run-off or surface water shall be permitted to discharge or connect to the public sewerage system, either directly or indirectly, and foul and surface water shall be drained separately from the site.

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5. 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. The approved statement shall be adhered to throughout the construction period. The CTMP to include (but not limited to) the following information:
- Duration of works
- Detailed plan of proposed access to be used for construction related traffic i.e. width, visibility, surfacing, position of any gates, requirements for any modifications.
- Number / type / size of construction vehicles required to complete the works.
- Swept path details of largest HGV likely to visit the site during the works including entering from both directions, turning & parking within the site, exiting the site in both directions.
- Number / frequency of construction related vehicles i.e. daily vehicle movements.
- Maximum number of contractor vehicles likely to require parking each day along with a suitably scaled plan indicating where contractors will park / turn within the site when the existing school car parks are full.
- Detailed plan indicating Chapter 8 Signing & Guarding proposals
- Statement that no contractor related vehicles will park on the adjoining highway.
- Statement that a wheel wash will be made available on site if required.
- Statement that a road sweeper will be made available on site if required.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

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2. To comply with Section 71ZA(2) of the Town and Country Planning Act, 1990.

3. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

4. 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.

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

Note(s) to applicant

All works in relation to the implementation of this permission, including deliveries to and /or leaving the site, should be undertaken only between the hours of 07.30 to 18.00 Monday to Friday, 08.00 to 14.00 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 prosecution.

The applicant is further advised that any complaints received relating to noise of any type from the development may also be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints. This is done under the Statutory Nuisance provisions provided within the Environmental Protection Act 1990, and legal action may be taken where appropriate.

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The applicant must adhere to the times given above wherever possible. If, however, there are urgent or unavoidable circumstances requiring work outside of the specified times, permission to proceed may be sought by contacting Environmental Health & Housing Standards at healthandhousing@wrexham.gov.uk or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.

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

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

Ian Jones

Prif Swyddog Dros Dro Yr Economi a Chynllunio
Interim Chief Officer Economy and Planning

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council