

Applicant MR MULKH MEHTA

Reference P/2022/0840

Decision Date 07/04/2025

Town and Country Planning Act, 1990

Location of Application

MAELOR POULTRY PICKHILL LANE CROSS LANES WREXHAM LL13 0UE

Description of Application

ESTYNIAD I WAITH TRIN DŴR GWASTRAFF, CYNIGION LLEIHAU SŴN
CYSYLLTIEDIG A GWAITH CYSYLLTIEDIG / EXTENSION TO WASTE WATER
TREATMENT WORKS, ASSOCIATED NOISE MITIGATION PROPOSALS AND
ASSOCIATED WORKS

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

National Policies and Technical Advice Notes (TAN):

Future Wales Policy 1 - Where Wales will grow

Future Wales Policy 20 - National Growth Area - Wrexham and Deeside

TAN 18 : Transport

TAN 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations

EM4 - Employment Development Outside of Settlement Limits

NE1 - International and National Nature Conservation Designations

NE6 - Waste Water Treatment and River Water Quality

SP13 - Health and Wellbeing

SP14 - Natural Environment

SP19 - Green Infrastructure

SP2 - Location of Development

T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	07/04/2025	Planning permission issued
1	11/06/2026	Approval of condition 3 (CEMP) and 6 (CTMP) ref: P/2025/0956

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Particulars of decision : 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.
2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
 - MFW-CAA-XX-XX-DR-A-1000 Revision P2
 - MFW-XAA-XX-XX-DR-A-1200 Revision P4
 - MWF-CAA-XX-XX-DR-A-4000
 - MWF-CAA-XX-XX-DR-A-4100
 - MWF-CAA-XX-XX-DR-A-4101
 - MWF-CAA-XX-XX-DR-A-4102
 - Ultrasound Reduction Barrier Data Sheet 3401-01
 - Ultrasound Reduction Barrier Data Sheet 3401-02
 - Ultrasound Reduction Barrier Data Sheet 3401-03
 - Ultrasound Reduction Barrier Data Sheet 3401-04
 - Ultrasound Reduction Barrier Data Sheet 3401-05
 - Ultrasound Reduction Barrier Data Sheet 3401-06
 - WWTP compound concrete bund details

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3. No development or phase of development, including site clearance, shall commence until a site wide Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include:

- Construction methods: details of materials, how waste generated will be managed;
- General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain;
- Biodiversity Management: details of tree and hedgerow protection; invasive species management; species and habitats protection, avoidance and mitigation measures;
- Soil Management: details of topsoil strip, storage and amelioration for re-use;
- CEMP Masterplan: details of the extent and phasing of development; location of landscape and environmental resources; design proposals and objectives for integration and mitigation measures;
- Control of Nuisances: details of restrictions to be applied during construction including timing, duration and frequency of works; details of measures to minimise noise and vibration from piling activities, for example acoustic barriers; details of dust control measures; measures to control light spill;
- Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management; details of water consumption, wastewater and energy use;
- Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan;
- Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details;
- Landscape/ecological clerk of works to ensure construction compliance with approved plans.

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The CEMP shall be implemented as approved during the site preparation and construction phases of the development.

Approval ref: P/2025/0695

Approved by: Wrexham County Borough Council

Approved detail: Method Statement/Construction Environmental Management Plan/Construction Traffic Management Plan ref: GBS/3668 REV 1

Approved date: 11/06/2026

4. Within three months of commencement of the development hereby permitted, a scheme of landscaping, include a timescale for implementation, shall be submitted for the written approval of the Local Planning Authority. The scheme shall be implemented in accordance with the approved scheme. Thereafter, any trees or hedgerows that are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
5. Within three months of commencement of development a scheme to provide net benefit for biodiversity (NBB) i.e. a better outcome than if the site was left undeveloped, together with a timetable for the implementation of the NBB measures, shall be submitted for the written approval of the Local Planning Authority. The measures shall be implemented in accordance with the approved scheme and thereafter maintained for the lifetime of the development.
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. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:
 - Details of the access arrangements to the site for construction traffic;
 - Details of parking, loading and unloading areas for construction traffic;
 - Details of site parking for construction operative parking;
 - Wheel washing facilities; and
 - Details of any warning signage on the approaches to the site and on site itself to be displayed during the construction period.

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



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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 91(3) of the Town and Country Planning Act, 1990.
- 3 To protect the environment from the effects of pollution during construction in accordance with policy DM1 of the Wrexham Local Development Plan.
- 4 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area and to ensure the development delivers net benefit to biodiversity in accordance with Policies DM1, SP12 and SP14 of the Wrexham Local Development Plan and paragraph 6.4.5 of Planning Policy Wales 12.
- 5 To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.
- 6 In the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan.

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](#)