

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 GRAHAM EVANS COLEG CAMBRIA	Code Number	WRA P/2014/0863
Agent	AINSLEY GOMMON ARCHITECTS MR GWYN ROBERTS THE OLD POLICE STATION 15 GLYNNE WAY HAWARDEN FLINTSHIRE CH5 3NS	Date Received	21/11/2014
		Decision Date	02/11/2015

Town and Country Planning Act, 1990

Location of application

OLD SCHOOL SITE, THE GROVES, PENYMAES AVENUE, WREXHAM,
LL12 7AP

Description of application

REFURBISHMENT OF EXISTING SCHOOL BUILDING INCLUDING SOME
NEW BUILD AND ASSOCIATED EXTERNAL WORKS

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

EC4	Hedgerows, Trees and Woodland
GDP1	Development objectives
PS2	Development and the environment
T8	Parking

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.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered C820.101, C820.111A, C820.110A and C820.112 and contained within the application documentation.

Applicant	MR GRAHAM EVANS COLEG CAMBRIA	Code Number	WRA P/2014/0863
Agent	AINSLEY GOMMON ARCHITECTS MR GWYN ROBERTS THE OLD POLICE STATION 15 GLYNNE WAY HAWARDEN FLINTSHIRE CH5 3NS	Date Received	21/11/2014 02/11/2015
		Decision Date	

3. Prior to their use on the development samples of all external facing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.
4. The vehicular parking and turning areas as shown on approved drawing(s) No(s). C820.101 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.
5. The development shall be carried out strictly in accordance with the Reasonable Avoidance Measures detailed in Appendix IV of the approved Bat Survey Report Reference no 14277 dated August 2015.
6. No part of the development shall commence until adequate steps have been taken to safeguard all trees on the site or whose root structure may extend within the site, which are the subject of Tree Preservation Order WCBC No 92, against damage or injury caused during construction works in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority. In particular, no excavations, site works, trenches or channels shall be cut or pipes or services laid in such a way to cause damage or injury to the trees by interference with their root structure and no soil, waste or materials of any kind shall be deposited on the land in such a position as to be likely to cause damage or injury to the trees by affecting their root structure.
7. No development shall commence until a hard and soft landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. This scheme shall include a plan which fully details all trees to be removed on the site, a planting scheme which accords with the planting principles as shown on drawing no C820.101 and a timescale for the implementation of the works.
8. The landscaping scheme submitted and approved in connection with condition no. 7 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.
9. The landscaping scheme as carried out in connection with condition no. 7 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 with trees or shrubs and within

Applicant	MR GRAHAM EVANS COLEG CAMBRIA	Code Number	WRA P/2014/0863
Agent	AINSLEY GOMMON ARCHITECTS MR GWYN ROBERTS THE OLD POLICE STATION 15 GLYNNE WAY HAWARDEN FLINTSHIRE CH5 3NS	Date Received	21/11/2014 02/11/2015
		Decision Date	

a timescale all to be submitted to and approved in writing by the Local Planning Authority.

10. No equipment, machinery, plant or materials of any kind in connection with the development shall be brought onto the site until tree protection fencing and ground protection measures have been implemented in strict accordance with details which have been submitted to and approved in writing by the Local Planning Authority. The details should include specification and location for the fencing. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made.

11. The tree protection fencing and ground protection measures approved in connection with condition no. 10 shall be kept in place until all external site works have been completed and the removal of the fencing has been approved in writing by the Local Planning Authority.

12. All works in relation to the implementation of this permission, including deliveries to and / or leaving the site, shall be undertaken only between the hours of 7.30 and 18.00 Monday to Friday, and 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To ensure that the development fully complies with the appropriate policies and standards.
3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
4. 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.
5. To ensure that bats which are known to utilise the building for days roosting purposes are afforded protection.
6. To protect trees which are of significant amenity value to the area.
7. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
8. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.

Applicant	MR GRAHAM EVANS COLEG CAMBRIA	Code Number	WRA P/2014/0863
Agent	AINSLEY GOMMON ARCHITECTS MR GWYN ROBERTS THE OLD POLICE STATION 15 GLYNNE WAY HAWARDEN FLINTSHIRE CH5 3NS	Date Received	21/11/2014 02/11/2015
		Decision Date	

9. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
10. To ensure that the retained trees are adequately protected during development in the interests of amenity.
11. To ensure that the retained trees are adequately protected during development in the interests of amenity.
12. To protect the amenities of the occupiers of nearby properties.

Note(s) to applicant

You should ensure that any difference between the plans approved under the Town and Country Planning Acts and under the Building Regulations is resolved prior to commencement of development, by formal submission of amended plans.

You are advised that building work which involves work on an existing wall shared with another property, building on the boundary with a neighbouring property or excavating near a neighbouring building may require the separate consent of the neighbour under the provisions of the Party Wall Act. If you require further information or advice please contact the Building Control Section on 01978 292050.

The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant). Your attention is drawn to The Coal Authority Policy in relation to new development and mine entries available at: <https://www.gov.uk/government/publications/building-on-or-within-the->

Applicant	MR GRAHAM EVANS COLEG CAMBRIA	Code Number	WRA P/2014/0863
Agent	AINSLEY GOMMON ARCHITECTS MR GWYN ROBERTS THE OLD POLICE STATION 15 GLYNNE WAY HAWARDEN FLINTSHIRE CH5 3NS	Date Received	21/11/2014 02/11/2015
		Decision Date	

influencing-distance-of-mine-entries

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. Further information is available on The Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority.

The applicant is advised that compliance with condition no. 12 does not provide an exemption from the statutory noise nuisance provisions of the Environmental Protection Act 1990. Any complaints received relating to noise from the development during the permitted hours may still be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints and legal action may be taken where appropriate.

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 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

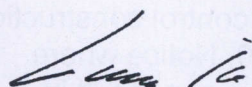
Applicant	MR GRAHAM EVANS COLEG CAMBRIA	Code Number	WRA P/2014/0863
Agent	AINSLEY GOMMON ARCHITECTS MR GWYN ROBERTS THE OLD POLICE STATION 15 GLYNNE WAY HAWARDEN FLINTSHIRE CH5 3NS	Date Received	21/11/2014
		Decision Date	02/11/2015

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 Housing and Public Protection Department on 01978 315300 for further advice and information.

The Applicant is advised that under the Environmental Protection Act 1990, 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 Housing and Public Protection Department on 01978 315300 for further advice and information.

This permission is granted subject to the above conditions. Some conditions may require your attention prior to you carrying out any work on the proposal. These conditions are known as ""conditions precedent"". You should be aware that it is important that you comply with any ""conditions precedent"". If you do not, then any work you undertake on the development subject of this permission would not have planning permission.



Officer Appointed for this purpose
Head of Community Wellbeing and Development

Refer to the Statement of Applicant's Rights and General Information enclosed or refer to the following link:-

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm

**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**