

Applicant MR JOSHUA
ROBERTS

Reference P/2023/0878

Decision Date 23/07/2024

Town and Country Planning Act, 1990

Location of Application

UNIT 6B, ELM HOUSE, PANDY BUSINESS PARK, PANDY, WREXHAM, LL11 2UD

Description of Application

NEWID DEFNYDD O SWYDDFEYDD I ARDAL DOSBARTH D2 (HAMDDEN),
HYFFORDDI CELFYDDYDAU YMLADD A FFITRWYDD
CHANGE OF USE FROM OFFICES TO CLASS D2 (LEISURE), MARTIAL ARTS
TRAINING AND FITNESS AREA

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

Wrexham Local Development 2013 – 2028:

EM1- Protection of Existing Employment Land

EM2 - Provision of Supporting Facilities for Employees in Business, Industrial and Warehousing Developments

EM3 - Alternative Use of Employment Land and Premises

SP2 - Location of Development

Revision	Date	Description of Decision
0	23/07/2024	Planning permission issued

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.

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2. 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.
3. The development hereby permitted shall not be occupied until measures to deliver net benefit for biodiversity (NBB) show on Trident Planning Statement dated 24th May have been implemented in full. The measures shall thereafter maintained for the lifetime of the development.
4. Prior to first use of the development on-site bicycle parking facilities shall be provided in strict accordance with a scheme that shall have first been submitted to and approved in writing by the Local Planning Authority. The facilities shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking of bicycles.

Reason(s)

- 1 To comply with Section 91(3) of the Town and Country Planning Act, 1990.
- 2 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 DM1 of the Wrexham Local Development Plan.
- 3 To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.
- 4 To assist occupiers/users of the development to make sustainable transport choices in accordance with Policy DM1 of the Wrexham Local Development Plan.

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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A handwritten signature in black ink, appearing to read 'David Fitzsimon'.

David Fitzsimon

***Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wreccsam
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](#)