

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 YOUNG

Reference P/2024/0297

Agent ME KEITH
ALDERMAN TACP
ARCHITECTS LTD
Pembroke House
Ellice Way
Wrexham Technology
Park
Wrexham
LL13 7YT

Date Received 17/04/2024

Decision Date 16/09/2024

TOWN AND COUNTRY PLANNING ACT, 1990

Location of Application

COMMUNITY CENTRE, KINGSLEY CIRCLE, EATON DRIVE, WREXHAM,
LL13 9HG

Description of Application

RHYDDHAU AMOD 3 (DEUNYDDIAU), 4 (DRAENIO), 5 (CYNLLUN RHEOLI ADEILADU), 6 (WALIAU CYNNAL), 7 (TIRLUNIO), 9 (TAI FFORDDIADWY) A 14 (BIOAMRYWIAETH) CANIATÂD CYNLLUNIO P/2021/1037 / DISCHARGE OF CONDITIONS 3 (MATERIALS), 4 (DRAINAGE), 5 (CONSTRUCTION MANAGEMENT PLAN), 6 (RETAINING WALLS), 7 (LANDSCAPING), 9 (AFFORDABLE HOUSING) AND 14 (BIODIVERSITY) OF PLANNING PERMISSION P/2021/1037

DECISION

The following details are **APPROVED**:

Condition 3:

- Facing Brick and heads / cills within rendered areas – Blockleys Hadley Brindle Wirecut – <https://www.mbhplc.co.uk/products/hadley-brindle-wirecut/>
- Render – VPI Monocal Blanc Polaire White – VPI_The Guide FACADES ETI_2021.2022.pdf (vpiuk.co.uk)
- Horizontal 'timber' cladding - Hardie VL Plank Textured Anthracite Grey - Hardie® VL Plank James Hardie Europe

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- Roof coverings – Marley Modern Smooth Grey - Modern Interlocking Concrete Roof Tiles | Marley Roofline plastics (fascia and soffit) – uPVC Anthracite Grey
- Rainwater goods – uPVC black
- Windows and doors – uPVC Anthracite Grey

Condition 4:

- Plan ref: 21288/SK501-1 Rev P7

Condition 5:

- CONSTRUCTION MANAGEMENT PLAN, Former Community Centre, Eaton Drive, Wrexham, LL13 9HG, By Castlemead Group
- Plan Ref: Construction Site Layout / Swept Path Analysis 127/01 Rev A

Condition 6:

- Plan Ref: Retaining Wall Layout 127/02 Rev A

Condition 7:

- Plan Ref: Planting Schedules and Outline Specification for Planting 107.01.02 Rev B
- Plan ref: General Arrangement Plan 07.01.01 Rev A

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Condition 9:

- STATEMENT BY WALES AND WEST HOUSING TO DISCHARGE CONDITION 9 OF THE PLANNING PERMISSION RELATING TO AFFORDABLE HOUSING.

Condition 14:

- Plan Ref: GA Elevations 202 Rev P09

A handwritten signature in black ink, appearing to read 'DF', located below the conditions list.

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](#)