

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 JON ABY

Reference P/2023/0691

Agent MTP TOWN
PLANNING LTD
PETER MILLER
23 FIR TREE
AVENUE
CHESTER CH4 7QY

Date Received 14/09/2023

Decision Date 04/10/2024

Town and Country Planning Act, 1990

Location of Application

RHONES JOINERY MOLD ROAD GWERSYLLT WREXHAM LL11 4AQ

Description of Application

NEWID DEFNYDD ADEILAD O DDOSBARTH B2 (GWEITHDY GWAITH COED) I DDOSBARTH D2 (CAMPFA) / CHANGE OF USE OF BUILDING FROM CLASS B2 (JOINERY WORKSHOP) TO CLASS D2 (GYM)

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
TAN 18 : Transport
Planning Policy Wales (12)

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
NE6 - Waste Water Treatment and River Water Quality
T1 - Managing Transport Impacts
SP2 – Location of Development
SP12 – Design Principles & Masterplanning Framework
SP14 – Natural Environment

Revision	Date	Description of Decision
0	04/10/2024	Planning permission issued

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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):

Existing floor plan

Amended proposed floor plan

Amended proposed site plan

Highways Statement
3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) as detailed within the application have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

Reason(s)

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

Note(s) to applicant

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](#)