**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**

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

**Applicant** C/O Agent

**Reference** P/2024/1286

**Agent** Mr William Groarke
Brandon House, King Street, Knutsford,
United Kingdom,
WA16 6DX

**Date Received** 31/07/2024

**Decision Date** 07/10/2024

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## Town and Country Planning Act, 1990

### Location of Application

GOLDEN LION HOTEL, CHESTER ROAD, ROSSETT, WREXHAM, LL12 0HN

### Description of Application

CODI TIPI A GWAITH CYSYLLTIEDIG
ERECTION OF TIPI AND ASSOCIATION WORKS

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

**National Policies and Technical Advice Notes (TAN):**
TAN 12 : Design

**Wrexham Local Development 2013 – 2028:**

DM1 - Development Management Considerations
SP12 - Design Principles & Masterplanning Framework
SP2 - Location of Development
T1 - Managing Transport Impacts

| Revision | Date | Description of Decision |
|---|---|---|
| 0 | 07/10/2024 | Planning permission issued |

**Particulars of decision : GRANTED subject to the following:-**

**Condition(s)**

1. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): 0004.1 REV A, 0004.4 REV A,

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2. The use of the tipi shall cease and be abandoned before 17th March 2027. The tipi together with any hard standing, base or slab upon which is stands, as well as any associated paraphernalia, shall be completely removed and the land restored to its previous condition not later than one month after that date

3. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any statutory instrument revoking and re-enacting that Order with or without amendment), no part of the tipi shall be used except for the precise purposes described in the application plans and documents.

**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 comply with Section 91(3) of the Town and Country Planning Act, 1990.

**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