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 Mr Cain Wynne

Agent Mr Dafydd Edwards
Blueprint Architectural Services, Redwither Tower, Redwither Business Park, Wrexham, United Kingdom, LL13 9XT

Reference P/2024/1301

Date Received 07/08/2024

Decision Date 31/10/2024

Town and Country Planning Act, 1990

Location of Application

LAND AT, RIVULET ROAD, WREXHAM, LL13 8DT

Description of Application

NEWID DEFNYDD O DIR YN LLE PARCIO AC YN OFOD I LEOLI CYNWYSYDDION MORGLUDIANT I YMESTYN ARWYNEBEDD LLAWR Y GAMPFA / CHANGE OF USE OF LAND TO PARKING AREA AND SITING OF SHIPPING CONTAINERS TO EXTEND FLOOR AREA OF GYM

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

National Policies and Technical Advice Notes (TAN):

TAN 5 : Nature Conservation and Planning
TAN 11 : Noise
TAN 12 : Design

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
NE1 - International and National Nature Conservation Designations
NE6 - Waste Water Treatment and River Water Quality
SP8 - Economic Growth, Employment and Enterprise
SP11 - Transport and Accessibility
SP12 - Design Principles & Masterplanning Framework
SP19 - Green Infrastructure
SP2 - Location of Development
T1 - Managing Transport Impacts

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Date Received 07/08/2024

Decision Date 31/10/2024

Revision	Date	Description of Decision
0	30/10/2024	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):
W218/001 Rev A - Proposed plans and elevations. Received by the Local Planning Authority on the 23.10.2024
W218/002 - Site and location plan. Received by the Local Planning Authority on the 07.08.2024

2. Within 3 months of the date of this permission, the measures to deliver net benefit for biodiversity (NBB) shown on W218/001 Rev A. shall be implemented in full. The measures shall thereafter be maintained for the lifetime of the development

3. The shipping container units hereby approved shall be permanently removed from the building within 28 days of a failure to meet any one of the following requirements set out below:
i) Within 12 weeks of the date of this decision, the building shall be insulated to achieve sound attenuation in accordance with a scheme which has previously been submitted to and approved in writing by the Local Planning Authority.
ii) The approved sound attenuation measures shall be retained for the lifetime of the permission.

4. No use of the development shall be made before 07:00 or after 22:00 Monday to Saturday, or before 08:00 or after 14:00on a Sunday or a Bank holiday.

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5. The premises shall be used for a gym and for no other purposes including no other use within Class D2 of the Town and Country Planning (Use Classes) Order 1987.

6. The vehicle parking and turning areas indicated on the plan reference W218/002 shall be permanently retained for those purposes. If the parking arrangements are no longer available for any reason, the gym use hereby permitted shall cease.

7. No exercising is permitted outside of the containers hereby approved.

8. All doors and windows on the containers hereby approved, shall remain closed at all times that the units are in use/operation.

Reason(s)

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

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

3 To protect the amenities of the occupiers of nearby properties in accordance with Policy DM1 of the Wrexham Local Development Plan.

4 To protect the amenities of the occupiers of nearby properties in accordance with Policy DM1 of the Wrexham Local Development Plan.

5 To protect the amenities of the occupiers of nearby properties in accordance with Policy DM1 of the Wrexham Local Development Plan.

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6 To ensure that there is adequate parking facilities to serve the needs of the development in accordance with Policy DM1 and T1 of the Wrexham Local Development Plan.

7 For the avoidance of doubt and to protect the amenities of the occupiers of nearby properties in accordance with Policy DM1 of the Wrexham Local Development Plan.

8 For the avoidance of doubt and to protect the amenities of the occupiers of nearby properties in accordance with Policy DM1 of the Wrexham Local Development Plan.

Note(s) to applicant

NRW informative
In areas at risk of flooding, we recommend that consideration be given to the incorporation of flood resistance / resilience measures unto the design and construction of development. These could include flood barriers on ground floor doors, window and access points, implementation of suitable flood proofing measures to the internal fabric of the ground floor and locating electrical sockets / components at a higher level above possible flood levels.

We refer the applicant to our website for further advice and guidance is available. Additional guidance including the leaflet “Prepare your Property for flooding” can be found at Natural Resources Wales / Preparing for a flood

The developer can also access advice and information on protection from flooding form the ODPM publication ‘preparing for Floods: Interim Guidance for Improving the Flood Resistance of Domestic and Small business Properties’, can be found at Preparing for floods: interim guidance for improving the flood resistance of domestic and small business properties (publishing.service.gov.uk)

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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