

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 MRS PAT KEARSLEY

Reference P/2024/0223

Agent MR CARL HUGHES
HDS
ARCHITECTURAL
SERVICES
The Foundry
15 Yorke Street
Wrexham
LL13 8LW

Date Received 19/03/2024

Decision Date 31/10/2024

Town and Country Planning Act, 1990

Location of Application

BATH HOUSE WYNNSTAY PARK RUABON WREXHAM WREXHAM LL14 6LL

Description of Application

TRAWSNEWID GAREJ PRESENNOL A GWEITHDY YN LLETY ANECS /
CONVERSION OF EXISTING GARAGE AND WORKSHOP INTO ANNEXE
ACCOMMODATION

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	31/10/2024	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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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): BH/PD/01 REV A, BH/PD/03 and CR/PD/05
3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
4. 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.
5. The development hereby permitted shall not be occupied until measures to deliver net benefit for biodiversity (NBB) shown on Rev A - Add NBB Info - 09-09-24 have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.
6. The building shall not be occupied or used at any time other than for purposes ancillary to the residential use of the dwelling house known as Bath House, Wynnstay Park, Ruabon, Wrexham, LL14 6LL

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.

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- 3 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies DM1, SP12 and SP14 of the Wrexham Local Development Plan.
- 4 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.
- 5 To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.
- 6 To comply with the provisions of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012. To comply with the provisions of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

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](#)