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

Applicant MR VINCENT JONES

Reference P/2024/1197

Decision Date 05/11/2024

Town and Country Planning Act, 1990

Location of Application

LAND AT 1, EDWARDS ENTERPRISE PARK, RHOSDDU INDUSTRIAL ESTATE, OLD RHOSROBIN, WREXHAM, LL11 4ZA

Description of Application

PARCIO A GWEITHREDU 7 CERBYD HURIO PREIFAT
PARKING AND OPERATION OF 7 PRIVATE HIRE VEHICLES

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

National Policies and Technical Advice Notes (TAN):

TAN 12 : Design
TAN 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
EM1 - Protection of Existing Employment Land
EM2 - Provision of Supporting Facilities for Employees in Business, Industrial and Warehousing Developments
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
SP14 - Natural Environment
SP19 - Green Infrastructure
SP2 - Location of Development
T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	05/11/2024	Planning permission issued

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

Applicant MR VINCENT JONES

Reference P/2024/1197

Decision Date 05/11/2024

Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. The use as permitted shall cease and be abandoned before 05/05/2026.

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): site layout plan - received on the 22.10.2024.

3. The use of the parking spaces hereby approved shall be solely as parking / storage for the private hire operation. There shall be no waiting facilities on site, booking or driver rest room facilities and no customers shall be picked up or sat down at the premises.

4. A maximum of 7 vehicles shall be permitted to utilise the site at any one time.

Reason(s)

1 To enable the impacts of the proposed use to be re-assessed in accordance with policy DM1 of the Wrexham Local Development Plan.

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

3 To protect the amenities of the occupiers of nearby properties in accordance with 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.

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

Applicant MR VINCENT JONES

Reference P/2024/1197

Decision Date 05/11/2024



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