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 Owaise Sharif

Agent Peter Miller
23 Fir Tree Avenue,
Chester, United
Kingdom, CH4 7QY

Reference P/2024/1473

Date Received 27/09/2024

Decision Date 27/11/2024

Town and Country Planning Act, 1990

Location of Application

30, CHESTER STREET, WREXHAM, LL13 8TJ

Description of Application

NEWID DEFNYDD ADEILAD O DDOSBARTH A2 (SWYDDFEYDD) I DDOSBARTH D1 (DEINTYDD)
CHANGE OF USE OF BUILDING FROM CLASS A2 (OFFICES) TO CLASS D1 (DENTIST)

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

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
R1 - Retail, Leisure and Commercial Centre Hierarchy
R2 - Development within the Wrexham City Centre Masterplan Area
SP19 - Green Infrastructure
SP2 - Location of Development
T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	27/11/2024	Planning permission issued

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.

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 Owaise Sharif

Agent Peter Miller
23 Fir Tree Avenue,
Chester, United
Kingdom, CH4 7QY

Reference P/2024/1473

Date Received 27/09/2024

Decision Date 27/11/2024

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): CSW002a, Location Plan #00929762-B59D60

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on Green Infrastructure Statement 27th September 2024, have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

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

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