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 DAVID R EVANS

Reference P/2024/1119

Decision Date 02/01/2025

Town and Country Planning Act, 1990

Location of Application

FLAT 7, BLACKLEY HALL, PONT Y CAPEL LANE, GRESFORD, WREXHAM, LL12 8SA

Description of Application

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TEMPORARY CHANGE OF USE OF FLAT FROM RESIDENTIAL TO OFFICE AND STORAGE

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

National Policies and Technical Advice Notes (TAN):

TAN 18 : Transport
TAN 23 : Economic Development
TAN 5 : Nature Conservation and Planning
TAN 6 : Planning for Sustainable Rural Communities

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
EM4 - Employment Development Outside of Settlement Limits
NE1 - International and National Nature Conservation Designations
NE2 - Local Designations for Nature Conservation and Geological Importance
NE3 - Trees, Woodlands and Hedgerows
NE6 - Waste Water Treatment and River Water Quality
SP8 - Economic Growth, Employment and Enterprise
SP11 - Transport and Accessibility
SP14 - Natural Environment
SP19 - Green Infrastructure
SP2 - Location of Development
T1 - Managing Transport Impacts

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 DAVID R EVANS

Reference P/2024/1119

Decision Date 02/01/2025

Revision	Date	Description of Decision
0	02/01/2025	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):
   - Drawing BH-05;
   - Drawing BH-03;
   - Drawing BH-11;
   - Drawing BH-01;
   - Proposed Floor Plan;
   - Drawing BH-09;
   - Drawing BH-10;
   - Green Infrastructure Statement contained within email dated 03/12/2024.

2. The use as permitted shall cease no later than two years from the date of this permission and the site shall thereafter be reverted back to its former residential use.

3. No customers or members of the public shall attend the office hereby permitted at any time.

4. Within two months from the date of this permission the measures to deliver net benefit for biodiversity (NBB) outlined in the Green Infrastructure Statement contained within email dated 03/12/2024 shall 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.

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 DAVID R EVANS

Reference P/2024/1119

Decision Date 02/01/2025

2. The use has been applied for on temporary basis only.

3. In the interests of the amenity of adjoining residential occupants, having regard to Policy DM1 of the Wrexham Local Development Plan.

4. 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