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 Richards

Reference P/2024/1558

Agent Mr Gwyn Humphreys
Mercian House, 9
Darwin Court, Oxon
Business Park,
Shrewsbury, United
Kingdom, SY3 5AL

Date Received 05/11/2024

Decision Date 28/01/2025

Town and Country Planning Act, 1990

Location of Application

34 WELL STREET, CEFN MAWR, WREXHAM, LL14 3AE

Description of Application

NEWID DEFNYDD LLAWR GWAELOD O DDOSBARTH A1 (SIOP TRIN GWALLT) I SUI GENERIS (TŶ GOLCHI)
CHANGE OF USE OF GROUND FLOOR FROM CLASS A1 (HAIRDRESSERS) TO SUI GENERIS (LAUNDRETTE)

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

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
NE1 - International and National Nature Conservation Designations
NE2 - Local Designations for Nature Conservation and Geological Importance
NE6 - Waste Water Treatment and River Water Quality
SP14 - Natural Environment
SP15 - Historic and Cultural Environment
SP19 - Green Infrastructure
SP2 - Location of Development
T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	28/01/2025	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

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2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
   - 79528/GH/002,
   - 79528/GH/003,
   - 79528/GH/103.

3. The scheme of noise mitigation measures contained within the submitted Noise Breakthrough Assessment ref: NP-012073, dated 09/01/2025 hereby approved, shall be implemented in full, and all machines be installed on ant vibration mounts or damping pads, prior to the first use of the development. All such measures for noise mitigation shall be retained thereafter.

4. No use of the development shall be made before 08.00 or after 19.00 Monday to Saturday, or before 09.00 or after 16.00 on a Sunday or Bank Holiday.

5. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on plan ref: 79528/GH/003 have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

6. 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.

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. In the interests of the amenities of the future occupants of the development 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 Richards

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4. To protect the amenities of the occupiers of nearby properties 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 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.

Note(s) to applicant

If the proposal includes dry cleaning at the site, an environmental permit will be required. You are advised to contact Environmental Health (healthandhousing@wrexham.gov.uk) at Wrexham Council for further advice.

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