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 Iolo Jones

Agent Mr Guy Morris
Pembroke House,
Ellice Way, Wrexham
Technology Park,
Wrexham, United
Kingdom, LL13 7YT

Reference P/2024/1671

Date Received 12/12/2024

Decision Date 30/01/2025

Town and Country Planning Act, 1990

Location of Application

WREXHAM MAELOR HOSPITAL, CROESNEWYDD ROAD, WREXHAM, LL13 7TD

Description of Application

DYMCHWEL DRWS TROI PRESENNOL A MYNEDFA OCHR AC ADEILADU MYNEDFA DRWS LLITHRO
DEMOLITION OF EXISTING REVOLVING DOOR AND SIDE ENTRANCE AND CONSTRUCTION OF SLIDING DOOR ENTRANCE

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 4 : Retail and Commercial Development
TAN 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
R1 - Retail, Leisure and Commercial Centre Hierarchy
SP12 - Design Principles & Masterplanning Framework
SP14 - Natural Environment
SP2 - Location of Development

Revision	Date	Description of Decision
0	30/01/2025	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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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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): Proposed Elevations and Sections - dated 17/03/2022 - Job No 21001-62 - Project Number WMH-TACP-XX-XX-DR-A-200, Revision A, Demolition Drawings - dated 17/03/2022 - Job No 21001-62 - Project Number WMH-TACP-XX-XX-DR-A -170, Location Plan - Main Entrance - dated 12/2024 - Project No 21001-62 - L O C 01 and Proposed Drawings - dated 17/03/2022 - Job No 21001-62 - Project Number WMH-TACP-XX-XX-DR-A-100, Revision A.

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on accompanying Green Infrastructure statement 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.

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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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