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 Mr Cain Wynne

Agent Mr Dafydd Edwards
Blueprint Architectural Services, Redwither Tower, Redwither Business Park, Wrexham, United Kingdom, LL13 9XT

Reference P/2024/1300

Date Received 07/08/2024

Decision Date 21/02/2025

Town and Country Planning Act, 1990

Section 73

Location of Application

UNIT 4, RIVULET ROAD, WREXHAM, LL13 8DT

Description of Application

TYNNU AMOD 4 AC AMRYWIAD 3 CANIATÂD CYNLLUNIO P/2016/0713 I DIWYGIO ORIAU AGOR

REMOVAL OF CONDITION 4 AND VARIATION OF CONDITION 3 OF PLANNING PERMISSION P/2016/0713 TO AMEND OPENING TIMES

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

Wrexham Local Development 2013 – 2028:
DM1 - Development Management Considerations

Revision	Date	Description of Decision
0	21/02/2025	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. The vehicle parking and turning areas indicated on the plans approved on 3 May 2011 under permission no. P/2011/0166 shall be permanently retained for those purposes.

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2. The premises shall be used for a gym and for no other purposes including no other use within Class D2 of the Town and Country Planning (Use Classes) Order 1987.

3. No use of the development shall be made before 5.00 am or after 11.00 pm on any day.

4. The A-weighted equivalent continuous noise (LAeq) emanating from the application site, as measured 1 metre from any facade of any noise sensitive premises over any 5 minute period with amplified music taking place shall not increase by more than 3dB when compared to a similar measurement, from the same position, and over a comparable period, with no amplified music taking place.
The unweighted equivalent noise level (Leq) in the 63Hz Octave band, measured using the 'fast' time constant, inside any living room of any noise sensitive premises, with the windows open or closed, over any 5 minute period with amplified music taking place, shall show no increase when compared to a similar measurement, from the same locations(s), and over a comparable period, with no amplified music taking place.
No sound emanating from the building shall be audile before 7.00 am or after 10pm Monday to Saturday, or before 8am or after 2pm on a Sunday or a Bank Holiday.

5. If the parking arrangements referred to in condition 02 are no longer available for any reason the gym use herby permitted shall cease.

Reason(s)

1. In the interests of highway safety

2. In the interests of highway safety and the amenities of the occupiers of nearby properties.

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 Cain Wynne

Reference P/2024/1300

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

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

5. To ensure that there is adequate parking facilities to serve the needs of the development.

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