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 Justin Paul

Agent Mr Justin Paul
2 Wrexham Road, 2 Wrexham Road,
Chester, United Kingdom, CH4 7QR

Reference P/2024/1693

Date Received 18/12/2024

Decision Date 25/02/2025

Town and Country Planning Act, 1990

Location of Application

TY DEWI SANT, RHOSDDU ROAD, WREXHAM, LL11 1NF

Description of Application

NEWID DEFNYDD ADEILAD O DDOSBARTH D1 (GOFAL IECHYD/ADDYSG) I DDOSBARTH B1 (SWYDDFEYDD)

CHANGE OF USE OF BUILDING FROM CLASS D1 (HEALTHCARE/EDUCATION) TO CLASS B1 (OFFICES)

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

National Policies and Technical Advice Notes (TAN):

TAN 10 : Tree Preservation Orders
TAN 11 : Noise
TAN 12 : Design
TAN 18 : Transport
TAN 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
NE1 - International and National Nature Conservation Designations
NE3 - Trees, Woodlands and Hedgerows
NE6 - Waste Water Treatment and River Water Quality
SP8 - Economic Growth, Employment and Enterprise
SP12 - Design Principles & Masterplanning Framework
SP14 - Natural Environment
SP19 - Green Infrastructure
SP2 - Location of Development
SP7 - Wrexham City

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T1 - Managing Transport Impacts
T2 - Active Travel

Revision	Date	Description of Decision
0	25/02/2025	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.

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
   - 003 - Proposed floor plans
   - 005 - Proposed site plan
   - 007 - Proposed elevations
   - Site location plan

   received by the local planning authority on the 19.12.2024

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

4. Prior to first use of the development on-site bicycle parking facilities shall be provided in strict accordance with a scheme that shall have first been submitted to and approved in writing by the Local Planning Authority. The facilities shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking of bicycles.

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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.

4. To assist occupiers/users of the development to make sustainable transport choices in accordance with Policy DM1 of the Wrexham Local Development Plan.

Note(s) to applicant

Welsh Water Informative

The proposed development may be subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore may require approval of Sustainable Drainage Systems (SuDS) feature, in accordance with national standards, and is strongly recommended that the developer engage in pre application consultation with the Local Authority, as the relevant SuDS Approval Body (SAB), in relation to their proposals for SuDS feature. Please note Dwr Cymru Welsh Water is a statutory consultee to the SAB application process and will provide comments to and SuDS proposal by response to SAB consultation.

The applicant is advised that some public sewers and lateral drains may not be recorded on our maps; some sewers were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water. Under the Water industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

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The applicant may also need to apply to Dwr Cymru/Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is not a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Development Services pages of www.dwrcymru.com

In accordance with Planning Policy Wales (Edition 12) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposal, including utilising approaches that improve water efficiency and reduce water consumption. Dwr Cymru/Welsh Water would recommend that the applicant liaises with the relevant Local Authority building Control department to discuss their water efficiency requirements.



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