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 Philip Evans

Reference P/2024/1630

Decision Date 27/02/2025

Town and Country Planning Act, 1990

Location of Application

BIKE SHOP, STANSTY ROAD, WREXHAM, LL11 2HR

Description of Application

NEWID DEFNYDD ADEILAD O DDOSBARTH A1 (MANWERTHU) I DDOSBARTH C3 (PRESWYL) (AT DDEFNYDD STORIO DOMESTIG) / CHANGE OF USE OF BUILDING FROM CLASS A1 (RETAIL) TO CLASS C3 (RESIDENTIAL) (FOR DOMESTIC STORAGE)

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

National Policies and Technical Advice Notes (TAN):

TAN 12 : Design

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
R7 - Loss of Local Services
SP12 - Design Principles & Masterplanning Framework
SP14 - Natural Environment
SP19 - Green Infrastructure
SP2 - Location of Development
T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	27/02/2025	Planning permission issued

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Applicant Mr Philip Evans

Reference P/2024/1630

Decision Date 27/02/2025

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): 2024/BS/01PL and 2024/BS/02PL.

3. The development hereby permitted shall not be used until the measures to deliver net benefit for biodiversity (NBB) shown on 2024/BS/01PL, 2024/BS/02PL and within the Green Infrastructure and Net Biodiversity Benefit Statement have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

4. The building shall not be occupied or use separately at any time other than for purposes ancillary to the residential use of the dwelling house known as Aztec House, Railway Road, Wrexham, LL11 2DH.

5. 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)

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 Philip Evans

Reference P/2024/1630

Decision Date 27/02/2025

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 comply with the provisions of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

5 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

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

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Applicant Mr Philip Evans

Reference P/2024/1630

Decision Date 27/02/2025



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