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 Lee Maher

Reference P/2025/0057

Decision Date 09/04/2025

Town and Country Planning Act, 1990

Location of Application

7 SALISBURY ROAD, WREXHAM, LL13 7AS

Description of Application

PARCIO A GWEITHREDU 2 CERBYD HURIO PREIFAT / PARKING AND OPERATION OF 2 PRIVATE HIRE VEHICLES

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

National Policies and Technical Advice Notes (TAN):

TAN 11 : Noise
TAN 18 : Transport

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
SP2 - Location of Development
T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	09/04/2025	Planning permission issued

Particulars of decision: GRANTED subject to the following:-

Condition(s)

1. The use as permitted shall cease and be abandoned before 30/04/2026.

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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): Block and Location Plan and Application Form.

3. The premises shall be used solely as an administrative centre for the private hire operation. There shall be no waiting facilities on site booking or driver rest room facilities and no customers shall be picked up or sat down at the premises.

4. Only two private hire vehicles shall be operated from the premises.

5. This permission shall not be for the benefit of the land but shall operate for the benefit of Mr Lee Maher and immediately on the discontinuance of his use of that land, the use shall cease and be permanently abandoned.

6. The development hereby permitted shall not commence until the measures to deliver net benefit for biodiversity (NBB) shown within the email dated 04/04/2025 have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

Reason(s)

1 To enable the impacts of the proposed use to be reassessed.

2 To comply with Section 91(3) of the Town and Country Planning Act, 1990.

3 To protect the amenities of the occupiers of nearby properties in accordance with Policy DM1 of the Wrexham Local Development Plan

4 To protect the amenities of the occupiers of nearby properties in accordance with Policy DM1 of the Wrexham Local Development Plan.

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5 In the interests of highway safety and the protection of residential amenity in accordance with Policy DM1 of the Wrexham Local Development Plan.

6 To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.



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